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11 Birchfield Road, Walton, Liverpool L4 5US

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

### Description

A five bedroomed investment opportunity benefitting from double glazing and central heating. The property comprises a double storey end of terrace providing 5 letting rooms and is part let producing a rental income of £11,580.00 per annum – two rooms are currently vacant. We are advised the vendor has applied for a Selective Licence and the application is in progress, however, potential purchasers should rely on their own enquiries.

### Situated

Off Walton Village in a popular residential location close by to local shopping, Liverpool Football Club, schooling with excellent transport links and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Communal Lounge, Kitchen, one Letting Room with Ensuite Shower/WC and access to yard, one Letting Room, Shower/WC.

### First Floor

Three Letting Rooms, Bathroom/WC.

### Second Floor

Store Room.

### Outside

Yard to rear.

### EPC Rating

E.

### Council Tax Band

A

