

LOT
19

100 Queens Drive, Walton, Liverpool L4 6SJ

GUIDE PRICE **£130,000+***

RESIDENTIAL INVESTMENT

Description

A six bedrooed HMO investment opportunity fully let producing a rental income of £26,472 per annum. The property comprises a three storey semi-detached providing six letting rooms, two bathrooms/shower rooms, communal lounge and kitchen and benefits from double glazing and central heating. There is also the potential to utilise the space on the second floor to provide further letting rooms by adding additional kitchen facilities or alternatively a self-contained flat, subject to obtaining the necessary planning consents. The property

underwent major upgrades to the electrical and fire systems in 2023 to bring it up to date with current regulations and requirements. We are advised there is a valid HMO licence until 31/03/25.

Situated

The property is prominently located fronting Queens Drive in Walton (L4 6SJ) in a predominantly residential location with a high density of terraced housing. The property benefits from excellent transport links to provide easy access to Liverpool Football Club and Liverpool city centre which is approximately 4 miles away and its suburban district centres and the regional motorway networks (M57 & M62)

Ground Floor

Vestibule, Main Entrance
Hallway, two Letting Rooms,
Communal Lounge and Kitchen,
Shower room/WC.

First Floor

Four Letting Rooms, Bathroom/
WC.

Second Floor

Two further rooms.



Outside

Garden to the Rear

EPC Rating

C

Council Tax Band

C

