

LOT  
21

7 Amphill Road, Aigburth, Liverpool L17 9QL

GUIDE PRICE **£385,000+**\*

VACANT RESIDENTIAL



**Description**

A three storey spacious and bright mid terraced property converted to provide a six bedroomed HMO benefiting from double glazing, central heating and CCTV. Each room has its own ensuite shower/WC. There is a modern fitted kitchen and utility room to include integrated fridge/freezer, washer/dryer, dishwasher and new flooring and carpeting throughout. The property has recently been fully refurbished to a high standard ready for immediate investment purposes. The potential rental income when fully let is in excess of £45,000 per annum. The property also benefits from a certificate of lawfulness. **Viewing is strongly recommended.**

**Situated**

Off Aigburth Road in a sought after and well-established residential location within close proximity to local amenities, Aigburth vale shopping, Sefton Park and Lark Lane bars and restaurants with good transport links approximately 5 miles from Liverpool city centre.

**Ground Floor**

Hallway, Communal living room, one room with en-suite/WC, Communal Kitchen/Diner/Utility room, Boiler room.

**Outside**

Yard to the rear. Outhouse.

**EPC Rating**

TBC

**First Floor**

Four Letting rooms with en-suite Shower/WC

**Council Tax Band**

A

**Second Floor**

Two Letting rooms with en-suite Shower/WC

**Tenure**

Freehold

