

LOT  
**36**

# 5 Markden Mews, Liverpool L8 1TN

\*GUIDE PRICE £170,000+



Not to scale. For identification purposes only

- **Modern 3 bedrooed three storey mews property. Double glazing. Central heating. Gated access. Integrated garage/workshop.**

**Description** A modern three storey 3 bedrooed mews property benefiting from double glazing, integrated garage/workshop, central heating, Juliet balconies, 2 bathrooms and secure gated access. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. If let to 4 tenants at £85pppw the potential rental income is approximately £17,680 per annum. There is also potential to use the garage as a further letting room.

**Situated** Off Upper Hampton Street, which in turn is Off Princes Road with direct access to the Georgian Quarter and within close proximity to Liverpool Women's Hospital and within walking distance to the Universities and Liverpool City Centre.

**Ground Floor** Hall, WC, Garage/Workshop, 1 Letting Room.

**First Floor** Open Plan Lounge/ Kitchen (with balcony).

**Second Floor** 2 Letting Rooms (1 with balcony), Bathroom/WC.

**Outside** Secure gated access.

**EPC Rating** C