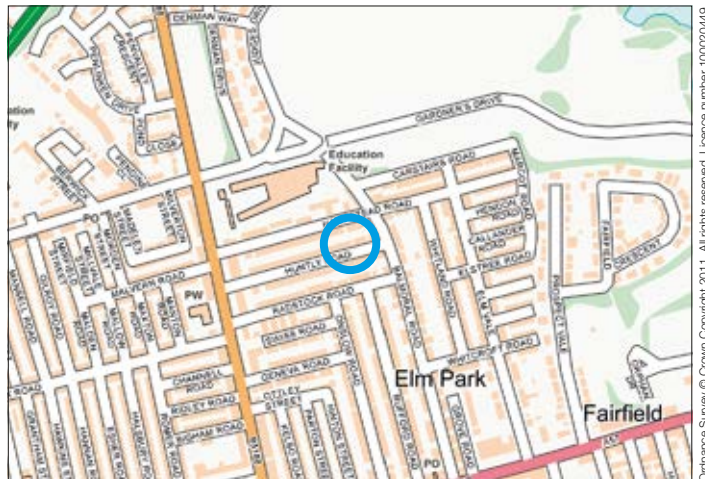


LOT

75

40 Hampstead Road, Liverpool L6 8NG

*GUIDE PRICE £110,000+



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Not to scale. For identification purposes only

- **A seven bedroomed semi detached property. Double glazing. Gardens. Driveway.**

Description A vacant seven bedroomed three storey semi-detached property benefiting from double glazing, gardens and off road parking. Following a full upgrade and scheme of refurbishment works the property would be suitable for a variety of uses such as a single dwelling, a 10 bedroomed HMO Investment opportunity or conversion to provide several flats, subject to any necessary consents. If the property was let to 10 tenants at £85 pppw the potential rental income would be approximately £44,200.00 per annum.

Situated Off Sheil Road (B5188) in a popular and well established residential location within close proximity to local shopping amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

Cellar

Not Inspected.

Ground Floor Main Entrance Hallway, Lounge, Bathroom (no

fittings), Kitchen/Diner, Rear Dining Room.

First Floor Three Bedrooms, Bathroom/WC with Walk In Shower.

Second Floor Four Bedrooms.

Outside Gardens Front & Rear and Off Road Parking.