

LOT
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17 Holland Street, Liverpool. L7 0JG
GUIDE PRICE £75,000 +



Not to scale. For identification purposes only

- **A 3 bed three storey plus basement semi-detached property. Double glazing. Central heating. Off road parking.**

Description A 3 bedroomed three storey plus basement semi-detached property benefiting from double glazing, central heating and off road parking. Following modernisation the property would be suitable as a single dwelling or alternatively conversion to provide self contained flats or a HMO Investment Opportunity, subject to any necessary consents. If the property was let to 3 tenants at £85pppw the potential rental income is approximately £13,260 per annum.

Situated

Off Prescot Road (A57) in a popular residential location within close proximity to local amenities, Newsham Park, Liverpool Football Club and approximately 4 miles from Liverpool City Centre.

Basement Not Inspected.

Ground Floor Entrance Hall, Lounge, Kitchen, Shower Room/WC.

First Floor 2 Bedrooms, Bathroom/WC.

Second Floor 1 Further Bedroom.

Outside Driveway.

Joint Agent

Entwistle Green

