

LOT

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488 Rice Lane, Liverpool. L9 2BW

*GUIDE PRICE £115,000 +



Not to scale. For identification purposes only

Situated Fronting Rice Lane (A59) close to it's junction with Moss Lane (A566) in a popular and well established residential location within close proximity to local shopping amenities, Walton Vale, schooling, bus stops, two train stations (Orrell Park and Rice Lane) and Liverpool City Centre which is only 10 minutes away by train and 15 minutes by car, making the property ideal for commuting.

Ground Floor Vestibule, Hall, 2 Letting Rooms, Kitchen, Shower/WC.

First Floor 4 Letting Rooms, Bathroom/WC.

Outside Rear Yard.

- **A 6 bedroomed middle terrace property suitable for hmo use. Double glazing. Central heating. Potential income £26,520 pa.**

Description A vacant 6 bedroomed middle terrace property which benefits from double glazing, central heating, 2 bathrooms, fire doors and fire alarm. The property is fully HMO compliant and would be suitable for investment purposes. If let to 6 tenants at £85pppw the potential rental income would be approximately £26,520.00 per annum.