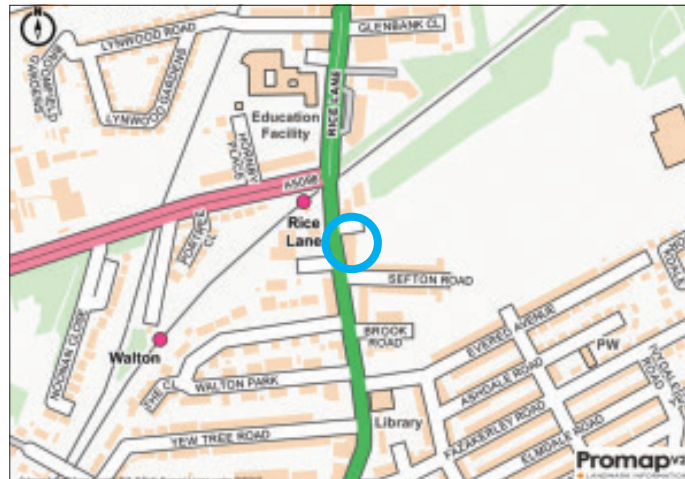


LOT

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318 Rice Lane, Liverpool. L9 2BL

*GUIDE PRICE £125,000+



Not to scale. For identification purposes only

- **A 6 bedroomed middle terrace property fully HMO compliant. Double glazing. Central heating. Potential income £26,520 pa.**

Description A vacant 6 bedroomed middle terrace property which benefits from double glazing, central heating, fire doors, fire alarms and 2 bathrooms. The property is in good condition, is fully HMO compliant and will be sold fully furnished ready for immediate investment purposes. If let to 6 tenants at £85pppw the potential rental income would be approximately £26,520 per annum.

Situated Fronting Rice Lane (A59) close to it's junction with Hornby Road (A5098) in a popular and well established residential location within close proximity to parkland, local shopping amenities, Walton Vale, schooling, bus stops, train stations and Liverpool City Centre which is only 10 minutes away by train and 15 minutes by car/bus making the property ideal for commuting

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

First Floor 3 Letting Rooms, Shower/WC.

Second Floor 1 Letting Room.

Outside Rear Yard.