



Not to scale. For identification purposes only

- **Residential investment producing £5640 per annum. Double glazing. Central heating.**

Description A 3 bedroomed end of terrace property benefiting from double glazing and central heating and is currently let by way of an Assured Shorthold Tenancy producing £5,640 per annum. The property would be suitable for HMO conversion subject to any necessary consents. If let to 4 tenants at £75pppw the potential rental income would be approximately £15,600.00 per annum.

Situated Fronting Carisbrooke Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

Ground Floor Entrance Hall, Front Living Room, Rear Living Room, Rear Hall, Kitchen.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Rear Yard.

Note Please note we have not internally inspected the property.