

LOT  
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107 Alderson Road, Liverpool L15 1HG

GUIDE PRICE **£105,000+**\*

RESIDENTIAL INVESTMENT

- A residential investment currently let producing £14,300 per annum • Double glazing
- Central heating

A four bed end of terrace benefiting from double glazing and central heating. The property is currently let to 4 students producing £13,110 per annum to include all bills. There is potential to increase the rent to £14,300pa if changed to a 52 week tenancy.

**Situated** Off Smithdown Road in a popular and well established residential location within close proximity to local amenities, Schooling, transport links and approximately 4 miles from Liverpool city centre.

**Ground Floor** Hall, 1 Letting room, Communal Lounge, Kitchen.

**First Floor** Three Letting rooms, Bathroom/WC.

**Outside** Yard to Rear.

