

LOT
17

28 Craigs Road, Liverpool. L13 9AT

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing £6,240 per annum
- Potential when fully let to produce in excess of £16,200 per annum
- Double glazing
- Central heating

A 4 bedroomed middle terraced property benefiting from double glazing and central heating. Two of the rooms are currently let by way of Assured Shorthold Tenancies at a rental of £6240 per annum to include bills. There is potential to convert the property to provide 5 individual letting rooms, subject to gaining any necessary consents, with the potential income then being in excess of £16,200 per annum.

Situated Off Knoclaid Road which in turn is off Townsend Lane in a popular and well established residential location close to local amenities, Schooling, approximately 2.4 miles from Alder Hey Children's Hospital and 4.5 miles from Liverpool City Centre.

Ground Floor Vestibule, Hall, Kitchen/Dining room, 2 Reception rooms.

First Floor 4 Bedrooms, Bathroom/W.C.

Outside Rear yard.

EPC Rating D

