



- A residential investment opportunity currently let producing £20,100 per annum

A three storey 5 bedroomed mid-town house currently fully let to students on a single Assured Shorthold Tenancy producing £20,100 per annum to include all bills, with scope to increase the rent to £22,100 if changed to a 52 week tenancy. There is also potential to add a further bedroom subject to obtaining the necessary planning consents which would increase the rent by £4,020 per annum. The property is fully HMO Compliant and benefits from double glazing and central heating.

**Situated** Fronting Overbury Street just off Harbord Street within walking distance to local amenities, Liverpool City Centre and Liverpool Universities.

**Ground Floor** Vestibule, Hallway, Communal Lounge, Kitchen/Breakfast room, WC.

**First Floor** 2 Letting rooms, Shower/WC.

**Second Floor** 3 Letting rooms.

**Outside** Yard to rear.

