

LOT  
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25 Winterhey Avenue, Wallasey, Merseyside CH44 4DX

GUIDE PRICE **£115,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £16,200pa
- Potential income in excess of £20,000 when fully let

A residential investment currently let to 4 individuals producing £16,899 per annum with the potential to achieve in excess of £20,000 per annum when fully let. A three storey end of terrace HMO property converted to provide five letting rooms which has been fully refurbished throughout and benefits from double glazing, full rewire and new Worcester central heating system.

**Situated** Off Poulton Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

**Ground Floor** Hallway, Letting room, Kitchen/Dining Room, Conservatory, WC.

**First Floor** Three Bedrooms, Shower room/WC.

**Second Floor** Further Bedroom and loft storage

**Outside** Rear yard.

**EPC Rating** E

**Note** Please note Sutton Kersh have not internally inspected the property. All information has been provided by the vendor

