

LOT
104

2 Dell Street, Liverpool L7 2QA

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

- Two bedroomed end terrace
- Double glazing, central heating
- Potential to convert into a six bed HMO

A two bedroomed end of terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes and has potential to convert into a 6 bedroomed HMO subject to gaining any necessary planning consents. If let at £85 pppw the potential income being in excess of £26,000 per annum.

Situated Off Holt Road close to Kensington amenities in a popular and well established residential location within close proximity to universities, schooling and approximately 1 miles from Liverpool city centre.

Ground Floor Hall, Through Lounge/Dining Room, Kitchen, Utility Room.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

