

LOT  
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25 Winterhey Avenue, Wallasey, Merseyside CH44 4DX

GUIDE PRICE **£100,000+**\*

RESIDENTIAL INVESTMENT

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

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 5 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** One 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

