

LOT

5

20 Ridley Road, Liverpool L6 6DN

GUIDE PRICE **£60,000+\***

VACANT RESIDENTIAL

- A three bed mid terrace
- Partial double glazing
- In need of refurbishment

**OPPORTUNITY – Potential 6 bed HMO!** An extended three bedroomed mid terrace, perfect for conversion. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes. If let to 6 individuals at £85pppw, the potential income being in excess of £26,520 per annum. The vendor has plans drawn to convert the house into a six bedroomed, three bathroomed HMO, as per the images attached. We are advised that all work can be completed via permitted development, but purchasers should seek their own advice. CGI images attached show the potential interior achievable after refurbishment.

**Situated** Off Sheil Road in a popular and well established residential location within close proximity to local and city centre amenities, The Royal Liverpool University Hospital and Liverpool Universities.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Yard to Rear.

**Basement** Not Inspected.

**Ground Floor** Vestibule, Hall, Through Lounge/Dining Room, Kitchen, Bathroom/WC.

