

LOT  
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143 Molyneux Road, Kensington, Liverpool L6 6AJ

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

- Three bedroomed corner property • Good sized • Double glazing • Central heating

A large three-bedroom corner property with a substantial footprint, located in the heart of Kensington, Liverpool, a prime student investment area. Kensington is home to a large proportion of Liverpool's student population, attending the three major universities. Benefitting from double glazing and central heating throughout (Worcester Bosch boiler). Following refurbishment, the property would be suitable for investment purposes. If the property is let to 4 tenants at £85pppw, the potential rental income is approximately £17,680.00 per annum. Two further bedrooms and additional bathroom could be created in the loft space (similar to other properties in the area), subject to any necessary planning consents if required, potentially increasing rental income to £26,520.00 (6 tenants at £85pppw). Due to the property's advantageous corner plot, there could be additional opportunity to the rear of the property.

**Situated** On the corner of Mansell Road, Kensington. Royal Liverpool Hospital is 1 mile away. Approximately 2 miles from Liverpool city centre & Liverpool ONE.

**Ground Floor** Hall, Two Reception Rooms, Kitchen/ Dining Room, Bathroom/WC

**First Floor** Three Bedrooms.

**Outside** Rear Yard.

**EPC Rating** D

