

LOT  
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38 Aspen Grove, Toxteth, Liverpool L8 0ST

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

- A three bedroomed end of terrace property
- Double glazing • Central heating

A three bedroomed end of terrace property which benefits from double glazing and central heating. The property would be suitable for occupation or as an HMO investment opportunity following a scheme of refurbishment works and potential to let to 5 tenants, subject to any consents. If let to 5 tenants at £85 pppw the potential rental income would be approximately £22,100 per annum.

**Situated** Between Lodge Lane and Hartington Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, Sefton Park and good transport links, approximately 2.5 miles from Liverpool city centre.

**Ground Floor** Hall, Through Living Room/Dining Room, Kitchen

**Ground Floor** Three Bedrooms, Bathroom/WC

**Outside** Yard to the rear

