

LOT  
**130**

165 Rice Lane, Liverpool L9 1AF

GUIDE PRICE **£120,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two storey mid terraced property which has been converted to provide a 5 bed HMO investment opportunity. The property has recently been fully refurbished and is in excellent condition and currently fully let on Assured Shorthold Tenancies until August 2021 producing £18,900.00 per annum. The property benefits from double glazing, electric heating and will be sold fully furnished. The property also benefits from planning approval to convert to provide 4 self-contained flats. Planning Ref No: 19F/1292

### Situated

Fronting Rice Lane in a prominent main road position within close proximity to local amenities and approximately 4 miles from Liverpool City Centre.

### Ground Floor

Main entrance Hallway, 1 Letting Room, Communal Lounge, Kitchen, Bathroom/WC

### First Floor

4 Letting Rooms, Shower Room/WC

### Outside

Yard to rear.

