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## 7 Clifton Road East, Liverpool L6 4EB

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A newly refurbished three storey, mid terrace five bedroomed HMO property. The property is currently let to 3 occupants at a rental of £16,100 per annum. We have been advised the further two rooms will be occupied by 20th May and this will bring the total annual income to approximately £25,000 per annum. The property benefits from double glazing and central heating.

### Situated

Fronting Clifton Road East in a popular and well established residential location within close proximity to West Derby amenities, schooling, and approximately 4 miles from Liverpool city centre.

### Ground Floor

Two Letting Rooms, Communal Dining Area, Communal Kitchen.

### First Floor

Two Letting Rooms (with en-suites), Communal Bathroom/WC, Communal Shower Room/WC, Private Bathroom/WC, Utility Room.

### Second Floor

One Letting Room.

### Outside

Yard to the rear.

### Note

Sutton Kersh have not internally inspected this property. All details have been supplied by the vendor.

### Epc Rating

D

### Tenure

Freehold



### Joint Agent

SK Real Estate

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