

LOT  
**43**

56 Connaught Road, Liverpool L7 8RP

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three/four bedroomed plus attic room middle terraced property arranged as four letting rooms. The property benefits from double glazing, central heating and two bathrooms and is currently fully let to 4 students at a total rental income of £18,240 per annum until June 2022. The vendor also advises us that 4 tenants are signed up for the new academic year from 1st August 2022 to 30th June 2023 at a rental of £98 pppw.

### Situated

Off Adelaide Road which in turn is off Edge Lane, in a popular and well established residential location close to local amenities, Jubilee Sports Bank and transport links. Approximately 2 miles from Liverpool city centre.

### Cellar

Not internally inspected.

### Outside

Yard to the Rear

### Ground Floor

Hall, Letting Room, Communal Kitchen, Bathroom/WC

### EPC Rating

D.

### First Floor

Three Letting Rooms, Shower Room/WC.

### Second Floor

Attic Room – used as Storage

