



**Description**

A 16 Bed HMO Investment Opportunity currently producing £54,420 per annum. The property comprises a pair of three storey plus basement semi-detached properties which have both been converted to provide a total of 16 letting rooms, each room with its own metro prepaid submeter (7 rooms in no 30 and 9 rooms in no 32) . The property is currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £54,420 per annum. When fully let, the potential rental income is approximately £66,120 per annum and has the potential to convert the cellars into studio apartments, subject to any necessary consents. The properties are both fully HMO Compliant and benefit from double glazing, central heating and gardens.

**Situated**

Fronting Balmoral Road off Prescott Road and Sheil Road in a popular and well established residential location, within close proximity to Newsham Park, local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Cellar**

30 Not Inspected  
32 Not Inspected

**Ground Floor**

30 Main Entrance Hallway, three Letting Rooms each with Kitchenette.  
32 Main Entrance Hallway, three Letting Rooms each with Kitchenette, Bathroom/WC

**First Floor**

30 Two Letting Rooms/ Kitchenette, Shower room/WC, Bathroom/WC, Utility Room, Office Room.

32 Three Letting Rooms/ Kitchenette, Shower Room/WC

**Second Floor**

30 Two Letting Room/ Kitchenette, Bathroom/WC, Storeroom.

32 Three Letting Rooms/ Kitchenette, Shower Room/WC

**Outside**

30 Rear Yard  
32 Rear Yard