

LOT  
**43**

1 Barton Road, Liverpool L9 1AU

GUIDE PRICE **£150,000+**\*

VACANT RESIDENTIAL

### Description

A three-storey plus cellar mid-town house comprising a six/ seven bedroomed fully compliant HMO investment opportunity with a 5 year Licence and a potential rental income when fully let of approximately £28,000 per annum. The property benefits from double glazing, central heating, off road parking, rear garden and would be suitable for immediate investment purposes.

### Situated

Off Wellfield Road, which in turn is off Rice Lane (A59) in a popular and well-established residential location within close proximity to Walton Vale amenities, Rice Lane and Walton Train station, transport links and approximately 4 miles from Liverpool city centre.

### Basement

Cellar

### Ground Floor

Porch, Hallway, two Letting Rooms, communal Dining Room, Kitchen, Shower room/WC.

### First Floor

Lounge, three Lettings rooms, Bathroom/WC, Store Cupboard.

### Second Floor

Two Letting rooms, two Storage Cupboards.

### Outside

Driveway, Rear Garden.

### EPC Rating

D

### Council Tax Band

B



### Joint Agent

Entwistle Green

