

LOT  
**36**

ON BEHALF OF THE RECEIVERS

**147 Molyneux Road, Kensington, Liverpool L6 6AJ**

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

### Description

A middle terraced property believed to comprise a fully licensed 5 bedroomed HMO investment opportunity with a potential rental income of approximately £22,100 per annum. The property has recently been refurbished and requires further minor works to complete. It benefits from double glazing and central heating. We have been advised that the property has a valid HMO licence however we can not confirm this.

### Situated

Fronting Molyneux Road off Sheil Road in a popular residential area close to local amenities, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

### Ground Floor

Letting Room, Open Plan  
Kitchen/Diner, Shower Room/  
WC

### EPC Rating

D

### Council Tax Band

A

### First Floor

Three Letting Rooms

### Second Floor

Further Letting Room, Shower  
Room/WC, Store.

### Outside

Yard to the rear.

