



Description

A pair of substantial three storey inter connecting Victorian semi detached properties comprising a former ground floor nursery which accommodated 29 children, together with a 12 bed HMO on the first and second floors accessed via separate entrances. The ground floor would be suitable for a number of uses, to include residential conversion to provide further letting rooms, or conversion to flats, subject to any consents. The first and second floors have in the past been let to 12 students since 2017 producing a rental income of approximately £62,400 per annum. The property is in need of a scheme of refurbishments works and renovation following which would make a fantastic investment opportunity. The property benefits from part double glazing, parking to the front and two good sized gardens to the rear over looking Newsham Park. The property is leasehold with 79 years remaining – please refer to legal pack for more information.



Situated

Off Gardners Drive in a conservation area and very popular and well established location within close proximity to local amenities, Tuebrook facilities, Newsham Park, Liverpool Football Club and approximately 2 miles from Liverpool city centre.

Ground Floor

Two Separate Cellars – not inspected

Interconnecting

Main Entrance Hallway, several playrooms, Office, Kitchen/ Diner, Utility Room, W.C, Staff Room x 2

First Floor for each property

27/29 – Communal Living room, two Letting Rooms, Kitchen, Laundry Room

Second Floor for each property

27/29 – Four Letting Rooms, Shower Room/WC

Outside

Gardens to the and rear, Driveway

EPC Rating

TBC

Council Tax Band

A

Tenure

Leasehold