

LOT  
**104**

36 Orwell Road, Liverpool L4 1RQ

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three/four bedroom middle terraced property which has been arranged as four letting rooms. The property benefits from double glazing and central heating and three of the four letting rooms are currently let producing a total income of £12,600 per annum. The vendor advises they are due to increase the rent to £380pcm and when fully let the potential rental income would be approximately £18,240 per annum.

### Situated

Off Stanley Road (A567) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Letting Room  
1, Communal Living Room,  
Communal Kitchen, Communal  
Bathroom/WC.

### Council Tax Band

A

### First Floor

Three Letting Rooms

### Outside

Yard to the Rear

### EPC Rating

D

