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**56**

45 Cambridge Road, Seaforth, Liverpool L21 1EX

GUIDE PRICE **£210,000+\***

VACANT RESIDENTIAL

### Description

A substantial three storey six bedroomed semi-detached house benefiting from double glazing and central heating. The property has previously been let as a six bedroom HMO producing a rental income of £38,400 per annum and is fully HMO compliant.

### Situated

Off Sandringham Road which in turn is off Crosby Road South (A565) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Crosby Beach and approximately 6 miles from Liverpool city centre.

### Ground Floor

Porch, Hall, three Reception Rooms, Shower Room, Separate WC, Kitchen

### First Floor

Shower Room/WC, three Bedrooms (1 with Ensuite Shower Room/WC)

### Second Floor

Three Bedrooms (one with Ensuite Shower Room/WC), Shower Room/WC

### Outside

Front and Rear Gardens

### EPC Rating

D

### Council Tax Band

B

