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ON BEHALF OF A HOUSING ASSOCIATION

9 Madelaine Street, Liverpool L8 8AP

GUIDE PRICE **£115,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £9,000 per annum if let to a single tenant. If let to 4 individual tenants at £85pppw the potential rental income would be approximately £17,680 per annum, subject to gaining the necessary consents.

### Situated

Off North Hill Street which is in turn off Princes Road in a popular and well established residential location within close proximity to local amenities, transport links and schooling. Liverpool city centre is approximately 2.5 miles away.

### Ground Floor

Vestibule, Hall, Living Room,  
Dining Room, Kitchen

### Council Tax Band

A

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear

### EPC Rating

E

