

LOT  
**35**

59 Laburnum Road, Fairfield, Liverpool L7 0HT

GUIDE PRICE **£165,000+**\*

VACANT RESIDENTIAL

### Description

A five bed semi-detached house benefitting from double glazing and central heating and previously let as a HMO to 5 nurses. The property is now vacant and is in good condition ready for immediate let with a potential rental income of approximately £30,000 per annum. Please note the sale will include all fixtures and fittings and white goods. There is potential to convert to six letting rooms, subject to any consents.

### Situated

Off Prescott Road (A57) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hallway, Communal Lounge, one Letting Room, Communal Kitchen, Utility, WC

### EPC Rating

D

### Council Tax Band

B

### First Floor

Three Letting Rooms, Bathroom with Walk In Shower/WC

### Second Floor

One Letting Room

### Outside

Yard to the Rear

