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**51**

# 342 Binns Road & 48 Hankinson Street, Liverpool L13 1DD

GUIDE PRICE **£475,000+**

RESIDENTIAL INVESTMENT

## Description

A substantial 16 bedroomed HMO property with a potential income in excess of £70,000 per annum. The property comprises two units: 342 Binns Road which is a 7 bedroomed HMO, currently 6 of the rooms are let producing £23,700 per annum and 48 Hankinson Street which consists of a 9 bedroom HMO of which 5 are let at £23,640 per annum totalling £47,340. The property benefits from double glazing and central heating.

## Situated

On the corner of Binns Road and Hankinson Street in a popular and well established residential location close to local amenities, transport links and Edge Lane retail park.

### 342 Binns Road Ground Floor

Main Entrance Hallway  
Communal Lounge, Shower  
Room/WC, Utility Room,  
Kitchen, 1 Letting Room.

### First Floor

Shower Room/WC, Three Letting  
Rooms.

### Second Floor

Three Letting Rooms, Shower  
Room/WC.

### Outside

Rear Yard.

### 48 Hankinson Street Ground Floor

Hall, Open Plan Lounge/Kitchen,  
Two Letting Rooms, Bathroom/  
WC.

### First Floor

Shower Room/WC, Bathroom/  
WC, Four Letting Rooms.



### Second Floor

Three Letting Rooms, Shower  
Room/WC.

### EPC Rating

342 Binns Road TBC  
48 Hankinson Street C

### Council Tax Band

342 Binns Road C.  
48 Hankinson Street C.