

LOT  
**23**

**60 Croxteth Road, Liverpool L8 3SQ**  
RESIDENTIAL INVESTMENT

Guide price **£275–300,000**



**A substantial four storey double fronted semi-detached property which is currently let until June 2012 to 11 students producing an annual rental income of £35,000 to include bills. There are currently 12 letting rooms. With full occupancy the potential total annual income is just over £38,000 (assuming current weekly rental rates). The property benefits from central heating, intercom system and generous off road parking. All letting rooms benefit from a WC and wash hand basin. Three of the four floors have communal showers (five in total). Potential to increase rental income through subdividing some large letting rooms and/or using one or more of the communal lounges for letting rooms (subject to all the necessary consents). Property also has the potential to be converted to apartments (subject to all necessary consents)**

**Situated**

The property is located on Croxteth Road in a popular and well established residential location. The city orbital bus route stops directly in front of the house. It is also within easy walking distance to Sefton Park and approximately 3 miles from Liverpool city centre.

**Basement**

Kitchen/Diner, Utility Room, Communal Lounge/Storage, WC

**Ground Floor**

Vestibule, Hallway, three Communal Lounges, Separate WC, two Letting Rooms (with ensuite WCs and hand basins), Shower Room.

**First Floor**

Five Letting Rooms (all with ensuite WCs and hand basins), two Communal Shower Rooms.

**Second Floor**

Five Letting Rooms (all with ensuite WCs and hand basins), two Communal Shower Rooms, Small Kitchenette.

**Outside**

Parking to the front (approx. six cars), Patio to side and rear including secure BBQ area. Full height steel construction fire escape.



Not to scale. For identification purposes only