

LOT
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62 Balliol Road, Bootle, Merseyside L20 7EJ

RESIDENTIAL INVESTMENT

Guide price **£275–300,000**



A substantial four storey 14 bedroomed victorian detached property which is fully let producing an annual rental income of in excess of £43,680 which includes all bills. The property benefits from double glazing, central heating, lift service to all floors, large rear garden, garage and off road parking for six cars. Each room is let on a 6 month assured shorthold tenancy (holding over) and are all fully furnished. The property would be suitable for use as a HMO or possible flat conversion, subject to the relevant consents.



Not to scale. For identification purposes only

Situated

Fronting Balliol Road at its junction with Stanley Road in an established location approximately 3 miles from Liverpool city centre.

Basement

Not inspected. Five Rooms.

Ground Floor

Vestibule, Main Entrance Hallway,

Three Letting Rooms, WC, Office, Communal Lounge/Diner, Kitchen

First Floor

Six Letting Rooms, Bathroom/WC.

Second Floor

Five Letting Rooms, Bathroom/WC.

Outside

Large Rear Garden, Garage, Driveway for six cars.