

LOT  
**49**

**8 Denman Drive, Newsham Park, Liverpool L6 7UF**

**\*GUIDE PRICE £175,000 +**



**12 BED HMO INVESTMENT PRODUCING £15,600 BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A substantial three storey period style semi detached house arranged over three floors plus basement. The property is currently let by way of a 4 year Lease which expires in July 2016 and there is a break clause in July 2015 for a rental increase or the tenants vacate with one months notice.

The property is fully licensed as a 12 bed HMO. At present it is being used as 10 bedrooms including an office and Store room producing in excess of £15,600 per annum. The property benefits from double glazing, two kitchens, 3 bathrooms and central heating.

Alternatively if let as an HMO Investment at £60.00 per room the annual rental income would be in excess of £37,000.



Not to scale. For identification purposes only

**Situated** Off Gardners Drive opposite Newsham Park in a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool City Centre.

Room, Office, Storeroom, W.C, Kitchen/Diner.

**First Floor**  
Bathroom/WC with walk in shower, Separate W.C, 7 Bedrooms.

**Basement**  
Storage.

**Second Floor**  
Kitchen/Diner, 3 Family Bedrooms, Bathroom/WC

**Ground Floor**  
Main Entrance Hallway, Living

**Outside**  
Gardens front and rear. Driveway.

