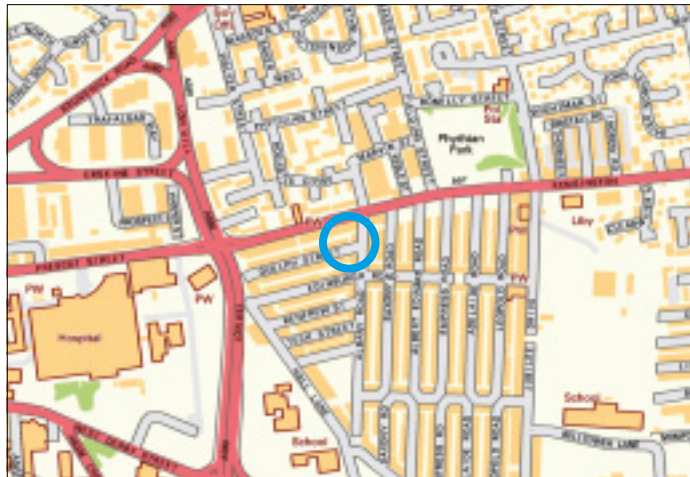


LOT

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78 Kensington, Liverpool L7 8XB

*GUIDE PRICE £60,000-£65,000



Not to scale. For identification purposes only

- **Three storey middle terrace property • 3 x 1 bed flats**
- **Double glazing and central heating. One flat let by way of an AST producing £5,040 PA.**
- **HMO conversion potential subject to any necessary consents.**

Description A three storey middle terrace property which has been converted to provide 3 x 1 bedroom flats which benefit from double glazing and central heating. One flat is currently let by way of an Assured Shorthold Tenancy producing £5,040.00 per annum. The property would be suitable for investment purposes or possible HMO conversion subject to any necessary consents. When fully let as flats the potential annual rental income is in excess of £15,000.

Situated Fronting Kensington close to it's junction with Low Hill in a popular and established location within close proximity to all local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway **Flat 1** Lounge, Kitchen, Bedroom, Bathroom/WC

First Floor Flat 2 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor Flat 3 - Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Outside - Yard to the rear.