



- **A substantial property providing 10 letting rooms with a potential income of £40,000pa. Fully HMO compliant. Double glazing. Central heating.**

Description A substantial three storey double fronted detached property providing 10 Letting Rooms, three bathrooms and two kitchens. The property is fully HMO compliant and benefits from double glazing, central heating and is in reasonable condition throughout. Once fully let the potential rental income being in excess of £40,000 per annum. Alternatively the property could be converted to provide self-contained flats, subject to any necessary planning consents.

Situated Off Lodge Lane and Hartington Road in a popular and well established residential location, a short distance to Sefton Park, Princes Park, local amenities and approximately 2.5 miles from Liverpool city centre.

Outside Yard to rear.

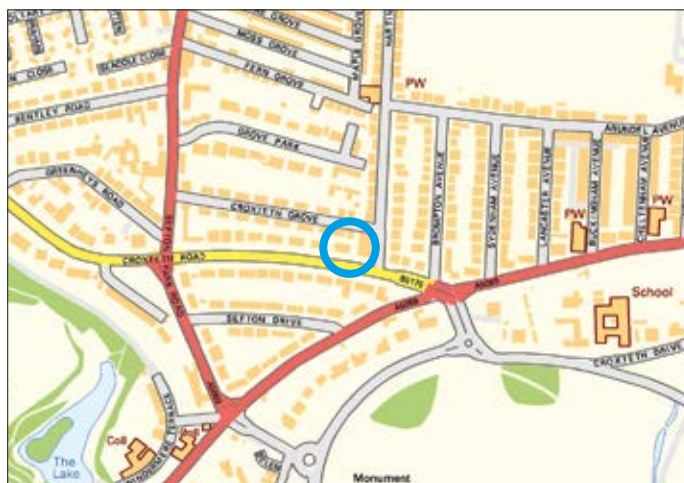
Basement Not Inspected.

Ground Floor Main Entrance Hallway, Communal Lounge, 2 Letting Rooms, Kitchen/Diner, Bathroom/WC, Laundry Room

Half Landing Shower/WC

First Floor Four Letting Rooms, Kitchen

Second Floor Four Letting Rooms, Bathroom/WC



Not to scale. For identification purposes only