

LOT

63

10 Grosvenor Road, Wavertree, Liverpool L15 0HA

*GUIDE PRICE £40,000–£45,000



Not to scale. For identification purposes only

- **A two bed mid terrace producing £5,400 per annum. Double glazing. Central heating.**

Description A two bedroom middle terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum. There is a potential to let the property on a per room basis to three students at a rental of £85 each per week the potential rental income could be in excess of £13,260 per annum.

Situated Off Lawrence Road within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

EPC Rating D

Ground Floor Hall, Lounge, Open plan Dining room/Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard to the rear.