

LOT
34

145 Westminster Road, Liverpool L4 4LW

*GUIDE PRICE £75,000–£85,000



Not to scale. For identification purposes only

- **Residential investment producing approx £17,400 per annum to include bills. HMO compliant, double glazing, central heating, fire alarms, sold fully furnished.**

Description A three storey middle terraced property which has been converted to provide 5 letting rooms. The property is currently fully let by way of Assured Shorthold tenancies producing a rental income of approximately £17,400 per annum to include bills. The property is HMO compliant and benefits from double glazing, central heating, fire alarms and will be sold fully furnished to include wardrobes, beds and kitchen white goods. Please refer to the legal pack for further information.

Situated Fronting Westminster Road close to its junction with Barlow Lane in a popular and established location within walking distance to County Road amenities and approximately 3 miles from Liverpool city centre.

Basement Not inspected

Ground Floor Hallway, two Letting rooms.

First Floor Letting room, Kitchen, Bathroom/WC, Separate WC

Second Floor Two Further Letting rooms.

Outside Yard to the rear

EPC Rating D