



- **Semi-detached property converted to provide a one-bedroomed self-contained flat and a seven-bedroomed hmo investment property. Part let producing in excess of £16,600 per annum. Potential rental in excess of £33,000 per annum.**

Description A three storey plus basement semi-detached property which has been converted to provide a one-bedroomed self-contained flat and a seven-bedroomed HMO investment property. At the time of our inspection four of the rooms were let producing a rental income of in excess of £16,600 per annum. The property is fully HMO Compliant and benefits from three kitchens, two bathrooms, electric storage heating, rear yard and off road parking. When fully let the potential rental income is in excess of £33,000 per annum.

Situated In a cul de sac off West Derby Road in a popular residential location within easy access to Tuebrook Amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

Outside Yard to Rear, Off Road Parking

Basement Flat Lounge, Kitchen, Bathroom, Bedroom, Office/Study

Ground Floor Vestibule, Main Entrance Hallway, two Letting Rooms, Breakfast Kitchen, Shower/WC

First Floor Three Letting Rooms, Kitchen, Bathroom/WC

Second Floor Two Letting Rooms, Kitchen



Not to scale. For identification purposes only