

# 71 Orrell Lane, Orrell Park, Liverpool L9 8BX

\*GUIDE PRICE £90,000+



- **Three storey six bedroom end of terrace. Good sized. Double glazing. Central heating.**

**Description** A good sized three storey six bedroomed end of terrace property benefiting from double glazing and central heating. Following repair and a scheme of refurbishment works the property would be suitable for occupation, resale or possible HMO investment purposes. If let to 7 tenants at £75 pppw the potential rental income is in excess of £27,300. The property is offered with the benefit of Full Planning Permission to convert to provide three self-contained flats (one one-bed and two two-bedroomed). Once converted the flats could be off separately or rented out with a potential rental income of £20,400 per annum. Planning Reference No: 16F/1218



Not to scale. For identification purposes only

**Situated** Fronting Orrell Lane on the corner of Burwen Drive in a popular and well established residential location within close proximity to local amenities, Orrell Park Train station and approximately 4 miles from Liverpool city centre.

**Ground Floor** Hall, Lounge, Dining Room, Morning Room, Kitchen.

**First Floor** Three bedrooms one with En-suite/Shower Room, Bathroom/WC.

**Second Floor** Two Further Bedrooms one with En-suite/Shower Room.

**Outside** Yard to Rear.