

LOT

109

372 Prescott Road, Old Swan, Liverpool L13 3AP

\*GUIDE PRICE £65,000+



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Not to scale. For identification purposes only

- **Six bedroomed three storey middle terraced property, partially let producing an income of approximately £14,400.00pa, with a potential rental income of approximately £18,000pa.**

**Description** A six bedroomed three storey middle terraced property benefiting from new UPVC double glazed windows throughout, new gas boiler, central heating, 3 new bathrooms and a large modern kitchen. The property has recently been refurbished and is fully HMO compliant. The property will be sold fully furnished. The property is currently partially let producing an income of approximately £14,400.00pa. When fully let the potential rental income is approximately £18,000pa.

**Situated** Fronting Prescott Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor** Hall, Communal Lounge, Kitchen, Utility/Breakfast Room, three Letting Rooms (one with en-suite)

**First Floor** Two Letting Rooms, Bathroom/WC, Shower Room/ WC.

**Second Floor** Letting Room.

**Outside** Yard to the rear.