

LOT
22

25 Sefton Road, Walton, Liverpool L9 2BP
***GUIDE PRICE £80,000+**



Not to scale. For identification purposes only

- **A double fronted three storey property. Double glazing and central heating.**

Description A substantial double fronted three storey middle terraced property providing nine letting rooms, benefiting from double glazing, central heating, off road parking and garage. Following an upgrade and refurbishment the property would be suitable for a number of uses including HMO use or re-development to flats subject to any necessary consents. If let on a per room basis at £75pppw the potential annual income being in excess of £35,100.00 per annum.

Situated Off Rice Lane (A59) in a popular and well established

residential location close to amenities, Schooling, Fazakerley

Hospital and Aintree University hospital. Liverpool city centre is 4 miles away.

Basement Cellar

Ground Floor Vestibule, Main Hallway, two Letting rooms, Communal reception room, Kitchen/Dining room, Shower room/WC

First Floor Two Letting rooms, Bathroom/WC Half landing – two Lettings rooms (one with dressing room)

Second Floor Three Letting rooms, Bathroom/WC

Outside Rear double garage, Rear yard, off Road parking.