



HMO in L6

Sheil Road, Liverpool, Merseyside, L6 3AD

£220,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ Incredible Family Home OR HMO Opportunity with a 11.46% Yield
- ✓ Six Great Sized Bedrooms
- ✓ Sunny Rear Courtyard
- ✓ Currently Fully Tenanted at
- ✓ Close To Great Local Amenities And Road Links

Description

For sale via secure sale online bidding - terms and conditions apply.

We are delighted to offer for sale this family home or unique HMO investment opportunity with an Excellent 11.46% Yield so currently producing an excellent income (though can be sold with VACANT POSSESSION if wanted) It is located in a sought after area within a short distance to great local amenities including shops, bakeries, coffee shops, supermarkets, public transport links and great road links. Consisting of: hallway, lounge/diner, kitchen, utility room, six bedrooms, three bathrooms and a sunny rear courtyard garden.

Gross Rental Income: £30,960

Yield of : 11.46%

Council Tax Band = B

EPC GRADE = D

Freehold

All measurements are approximate and cannot be relied upon for any future purpose and no liability is taken for any errors.

HALLWAY A good sized hallway having tile effect flooring, double panel radiator, power points, under stairs storage area meter cupboard, access to downstairs rooms and staircase to first floor.

BEDROOM ONE 13' 6" x 12' 2" (4.13m x 3.73m) A fabulous spacious bedroom having power points, two double panel radiators and a double glazed bay window overlooking the front of the property.

LOUNGE/DINER A great space to unwind in this lounge diner with open plan to the kitchen and having wood effect flooring, column radiator, power points, and UPVC double glazed French doors leading to the sunny rear courtyard.

KITCHEN Having matching wall and base units with worktop over, stainless steel one and a half sink and drainer with mixer tap over and UPVC double glazed window above, space for cooker with stainless steel extractor hood above, integrated fridge freezer, spotlights inset to ceiling and door leading to utility room.

UTILITY ROOM A great utility room access from the kitchen housing the boiler, plumbing for washing machines, space for free standing fridge/freezer and UPVC double glazed window.

LANDING ONE Having access to all rooms on the first floor and staircase to the second floor.

BATHROOM Having low flush WC, pedestal sink, walk in shower with shower over, wood effect linoleum flooring and a UPVC double glazed window.

WC Having tile effect flooring, low level WC, sink inset to vanity unit and chrome towel rail.

BEDROOM TWO 13' 6" x 11' 4" (4.12m x 3.46m) Another light and airy good sized double bedroom having power points, double panel radiator and a UPVC double glazed window.

BEDROOM THREE 11' 4" x 12' 2" (3.47m x 3.73m) A further double bedroom having power points, radiator and a UPVC double glazed bay window with window seat.

BEDROOM FOUR 9' 2" x 8' 6" (2.81m x 2.61m) Another bedroom having power points, radiator and a UPVC double glazed window.

LANDING TWO A spacious landing having sky light and access to rooms on second floor.

BATHROOM TWO Having tile effect flooring, low level WC, bath with shower attachment, pedestal sink and sky light.

BEDROOM FIVE 12' 6" x 11' 5" (3.83m x 3.49m) Another light and airy double bedroom having power points, double panel radiator and two UPVC double glazed windows.

BEDROOM SIX 9' 3" x 8' 6" (2.84m x 2.61m) A further bedroom having power points, radiator and a double glazed window.

OUTSIDE A lovely sunny rear courtyard bordered by walling where you can while away those long hot summer days.

Price: Starting Bid £220,000

Property Type: HMO

Business Type: Residential Investments

Parking: On Street

Description

Incredible Family Home OR HMO Opportunity with a 11.46% Yield

Location

It is located in a sought after area within a short distance to great local amenities including shops, bakeries, coffee shops, supermarkets, public transport links and great road links.

Tenure

Title number MS92753 - Freehold

EPC

Rating D

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



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