



**Asking Price**  
**£295,000**

**Warbreck Road,  
Liverpool, Merseyside**



## FEATURES

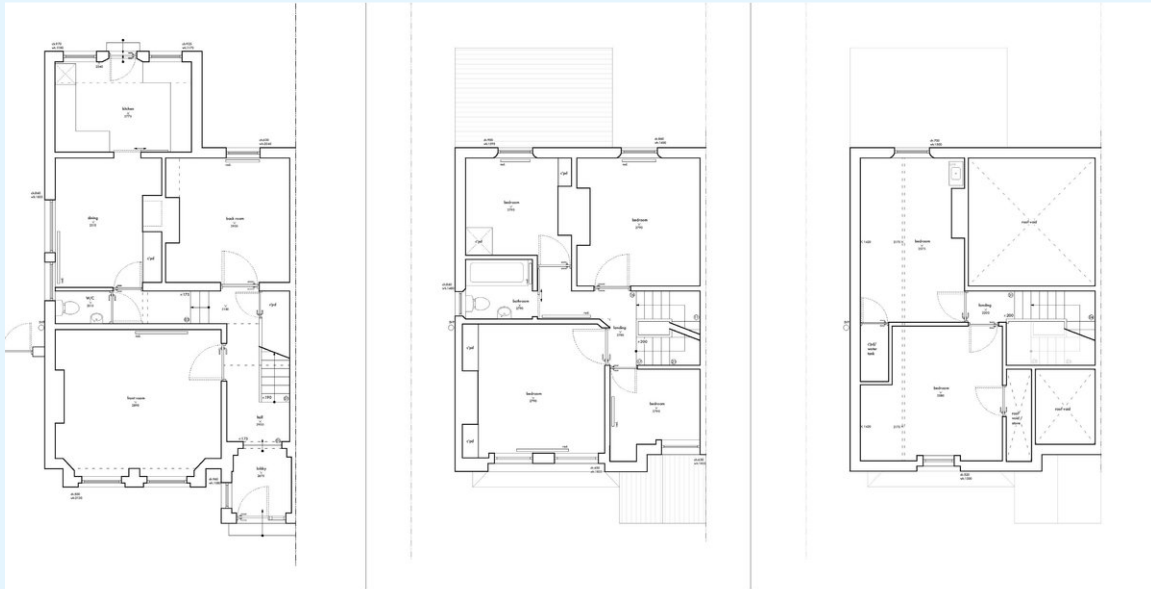
- 7 Bed HMO
- Popular & Desirable Location
- Fully Tenanted
- Excellent Managing Agent In Place
- Gross Income - £35,580 PA
- Gross Yield - 12.06%
- 1.5% + VAT Buyers Fee

The Asset Brokers are delighted to introduce to the market this semi-detached 7 Bed HMO for sale within the popular location of Orrell Park, Liverpool. Offering a £35,580 gross income per annum and a 12.06% gross yield.

The property briefly comprises; entrance hall, Bedroom one with an en suite, living area and kitchen/diner all to the ground floor. To the first floor are Four bedrooms, 2 of them ensuite and a shared bathroom. Proceeding to the second level are two further bedrooms that are also en suite.

Situated within close proximity to local shops, transport links, amenities, Orrell park train station and bus routes, the property has always been popular with tenants therefore demand for rooms has always been high in this location.

The property can be offered completely hands off as there is a respected and reputable managing agent already in place meaning a smooth handover for the purchaser.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

