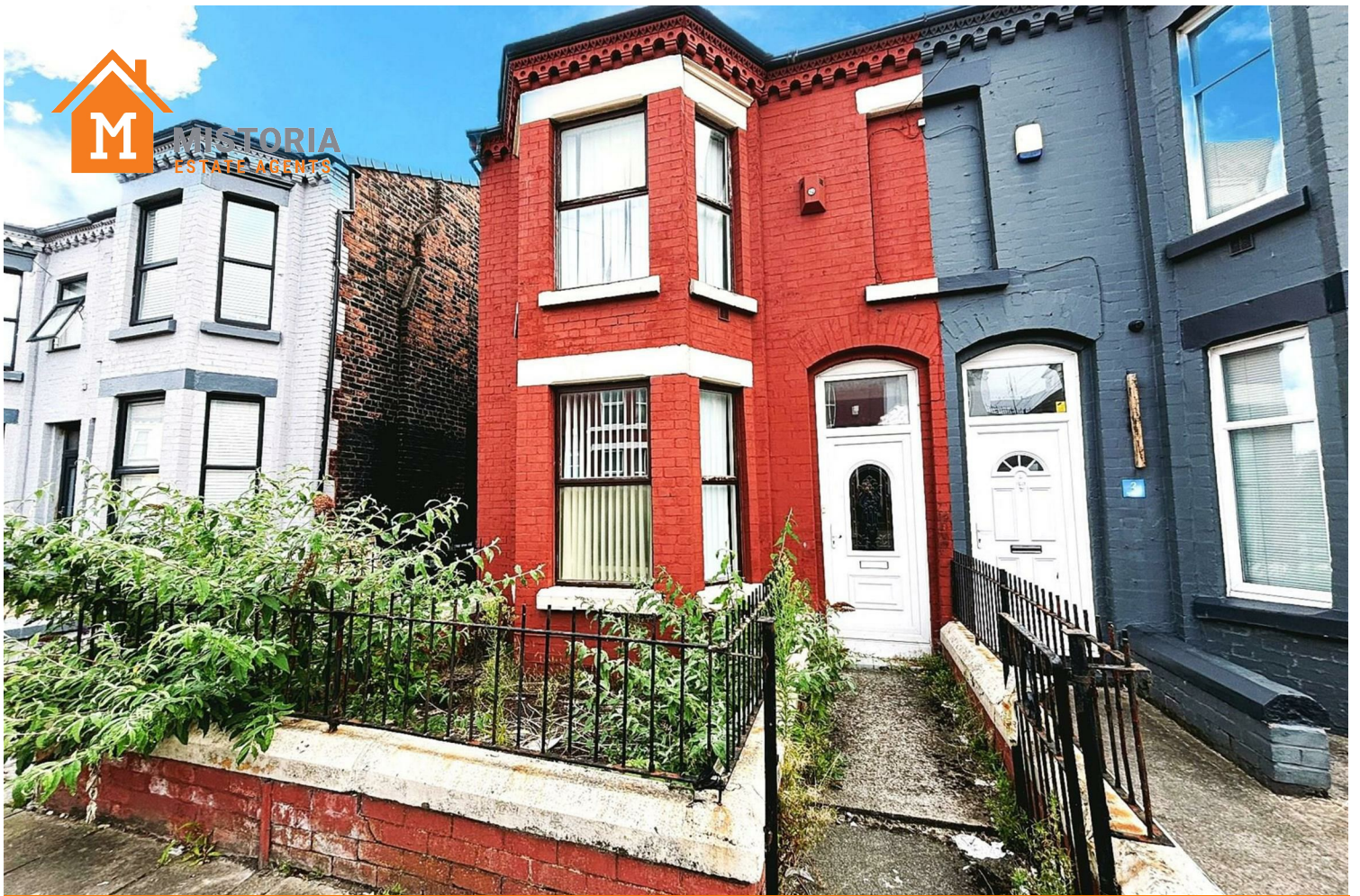




VICTORIA
ESTATE AGENTS



4 Alderson Road
Liverpool

£289,000

Freehold

ATTENTION INVESTORS!

SIX BEDROOMS, HMO, FULLY LET FOR 2024/25 ACADEMIC YEAR, GROSS YIELD OF 9.9%



- Six Bedrooms • Two Bathrooms • HMO • Ideal for Students or Professionals • Attention Investors • Gross Yield of 9.9%

Full Description

ATTENTION INVESTORS!!!

We are pleased to present to the market For Sale this six bedroom HMO on Alderson Road, Liverpool.

Located in the popular area of Smithdown, Wavertree.

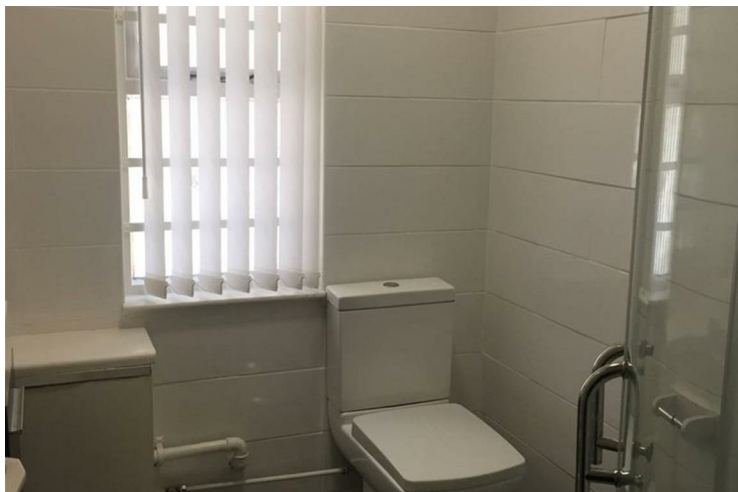
The property is currently let for the 2024/25 academic year for £29,640.24 per annum, offering a gross yield of 9.9%

This property is available with no onward chain.

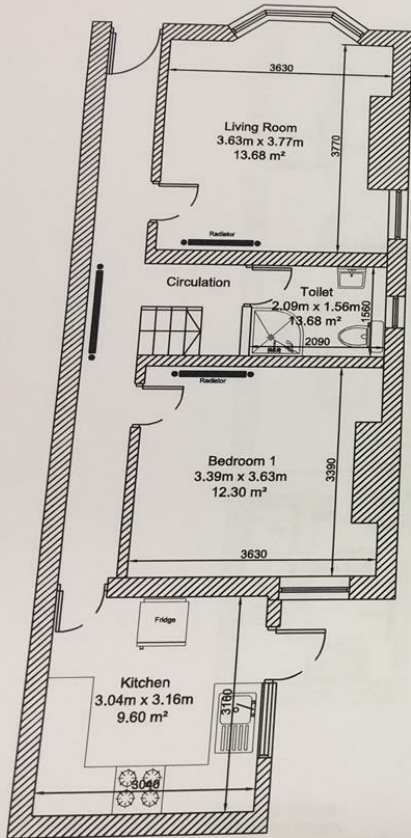
Call our office now on 0151 317 5383 to arrange your viewing, to avoid disappointment!

Disclaimer: The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon

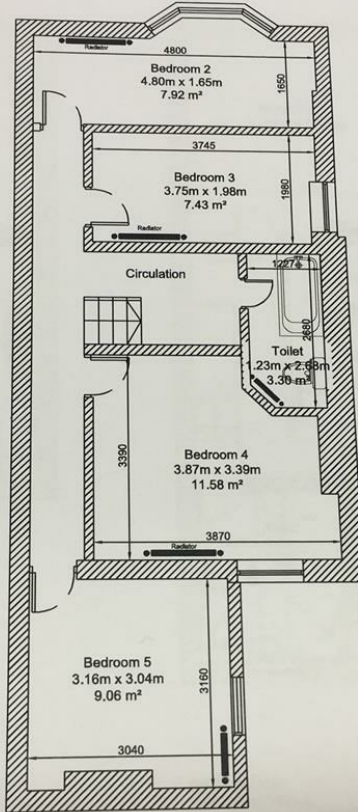
the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice.



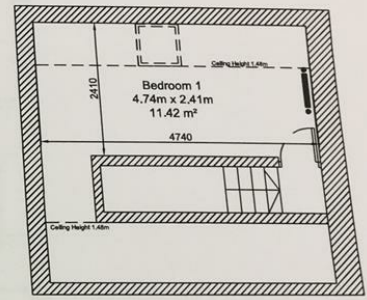




EXISTING GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 54 SQ M



EXISTING FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 54 SQ M



EXISTING SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 11.5 SQ M

EXISTING FLOOR PLAN 4 ALDERSON ROAD, LIVERPOOL
APPROX. GROSS INTERNAL FLOOR AREA 119.5 SQ M

Disclaimer: Floor plan measurement are approximate and are for illustrative purposes only. While we do not doubt the floor accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 79 |
| (69-80) | C | 63 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Pall Mall Liverpool Mistoria
22 Pall Mall
Liverpool
L3 6AL

0151 282 1539
info@mistoria.co.uk
mistoria.co.uk

