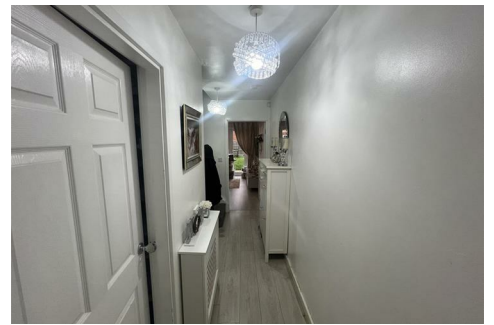




# J&D ESTATE AGENTS

SALES | LETTINGS | MANAGEMENT



## Portfolio x5 Boundary lane, liverpool, L6 5DG

Offers invited £739,995

Nestled in the vibrant area of Boundary Lane and Whitefield road Liverpool, this impressive property presents a remarkable investment opportunity. Comprising of 5 houses with a total of 15 bedrooms, it is ideally suited for those seeking to expand their property portfolio. The layout includes a spacious reception room, perfect for communal gatherings or as a welcoming entrance for guests.

The properties features a well-appointed bathroom and convenient downstairs toilets, enhancing its functionality for both residents and visitors. With a total of five properties in the portfolio, including two four-bedroom homes, two two-bedroom homes, and one three-bedroom residence, this offering is designed to cater to a variety of tenants, ensuring a steady rental income.

The outdoor space is equally appealing, with driveways and gardens that provide both parking and recreational areas for residents. This thoughtful design not only enhances the living experience but also adds to the overall value of the property.

Currently generating an impressive annual income of £46,080, this house is not just a home but a lucrative investment. Its prime location in Liverpool ensures easy access to local amenities, transport links, and the vibrant culture of the city, all properties are tenanted.

In summary, these properties on Boundary Lane and Whitefield road is a rare find, combining ample living space, a strong rental yield, and the potential for future growth. Whether you are an experienced investor or looking to enter the property market, this house offers a unique opportunity to secure a valuable asset in a thriving area.



External



Bathroom

Kitchen



Downstairs toilet



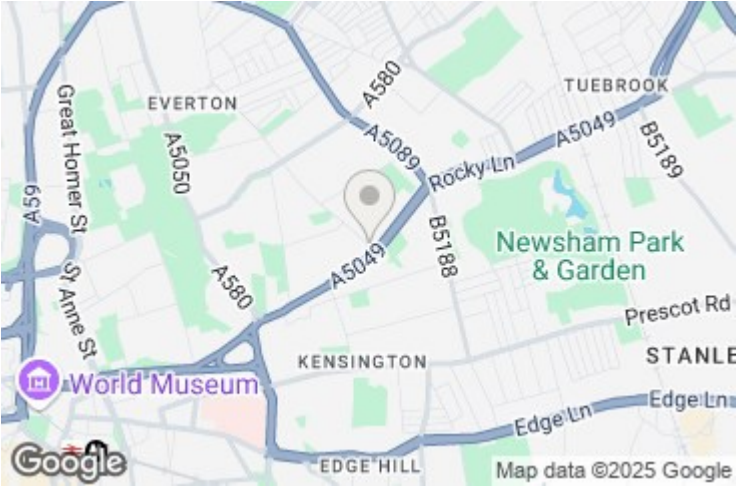
Bedroom

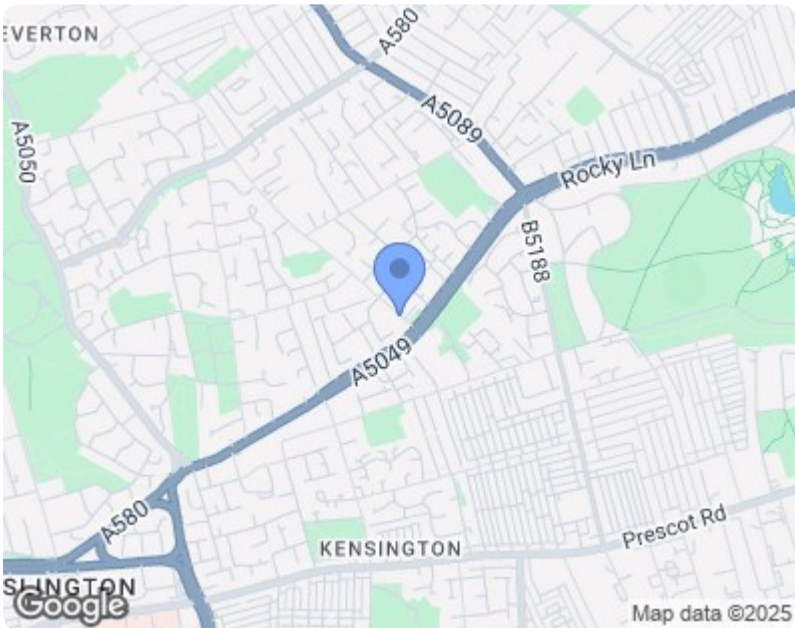


Garden



Living area





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	