



# J&D ESTATE AGENTS

SALES | LETTINGS | MANAGEMENT



**322 Rice Lane, Liverpool, L9 2BL**

**£150 Per week**

Nestled in the vibrant area of Rice Lane, Liverpool, this charming end terrace house offers a wonderful opportunity for both families and investors alike. With a generous living space of 1,981 square feet, this property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The house features six well-proportioned bedrooms with each having their own ensuite, providing ample space for a growing family or the potential for a house of multiple occupations (HMO), making it an attractive investment opportunity.

Built in 1911, this property retains a sense of character while offering modern amenities, including two oven hobs and extractor fans, ideal for those who enjoy cooking. The outdoor decking area presents a lovely space for relaxation or al fresco dining, perfect for enjoying the warmer months.

With a potential annual return of £39,000, this property is not only a delightful home but also a sound investment. Whether you are looking to settle down in a spacious family home or seeking a lucrative rental opportunity, this end terrace house on Rice Lane is sure to meet your needs. Don't miss the chance to make this property your own.

External



Bedroom 1



Bathroom



Ensuite



Bedroom 2



Bedroom 3



Bedroom 4

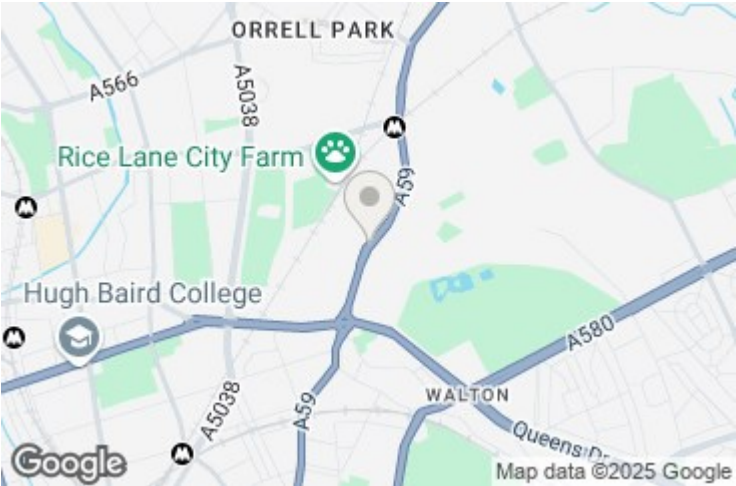


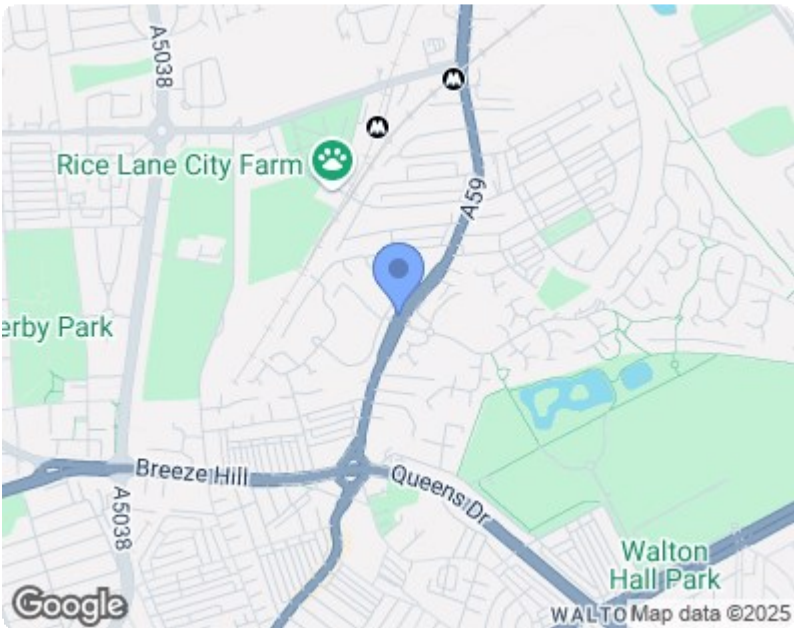
Hallway



Yard

Kitchen





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 |           |

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