



J&D ESTATE
AGENTS
SALES | LETTINGS | MANAGEMENT



80A Newby Street, Liverpool, L4 4BU

Asking price £260,000

Nestled in the vibrant area of Newby Street, Liverpool, this mid-terrace house presents a remarkable opportunity for investors or those seeking a project with significant potential. Spanning an impressive 1,119 square feet, the property currently comprises two three-bedroom houses under one title, offering a unique layout that could be transformed to suit various needs.

With six bedrooms in total, the property boasts ample space, making it an ideal candidate for conversion into four to six flats, subject to the necessary planning permissions. The communal hallway adds to the charm and functionality of the property, providing a welcoming entrance for residents and guests alike.

This property is particularly suited for cash buyers looking to capitalise on the growing demand for rental accommodation in Liverpool. The potential for a House in Multiple Occupation (HMO) further enhances its appeal, allowing for a lucrative investment opportunity in a thriving market.

Whether you are an experienced investor or a first-time buyer with a vision, this property on Newby Street is a canvas awaiting your creative touch. With its prime location and versatile layout, it promises to be a sound investment in the heart of Liverpool. Do not miss the chance to explore the possibilities that this property has to offer.

Bathroom 1



Bathroom 4



Bathroom 2



Bedroom 5



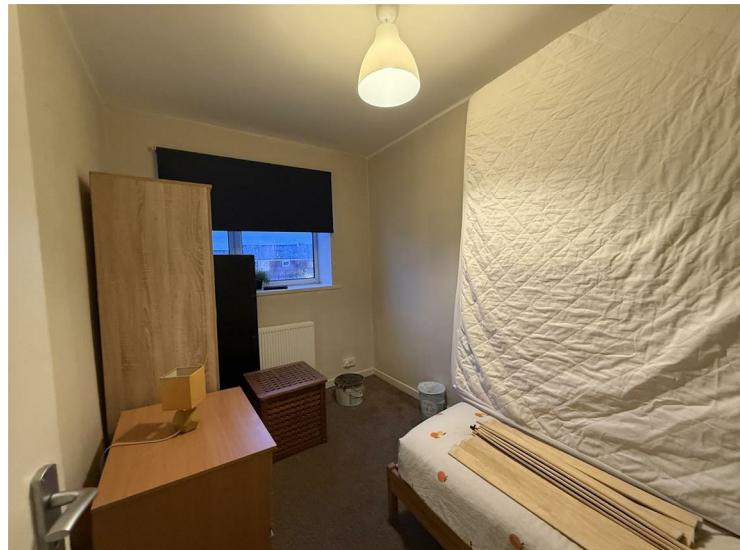
bathroom 3



Bedroom 6



Bedroom 4



Bedroom 1



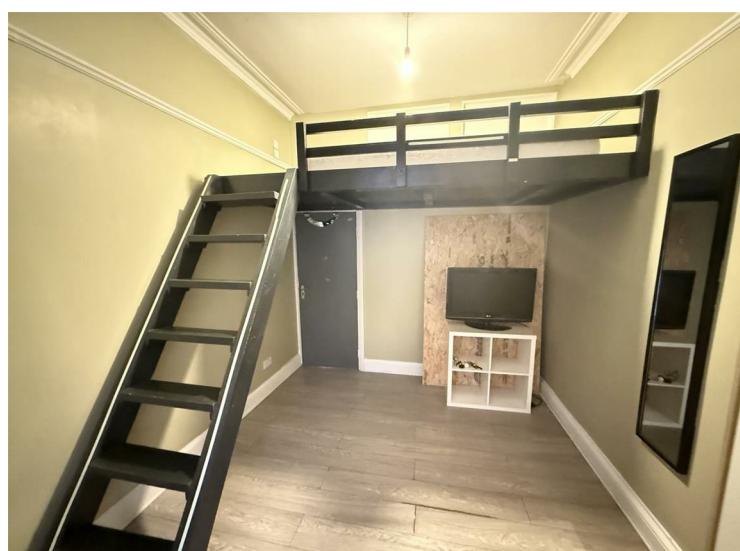
Bedroom 3



Kitchen



Bedroom 2



External



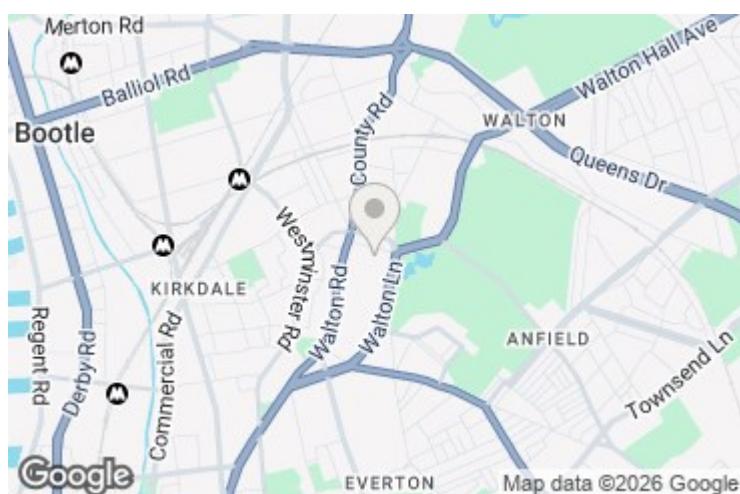
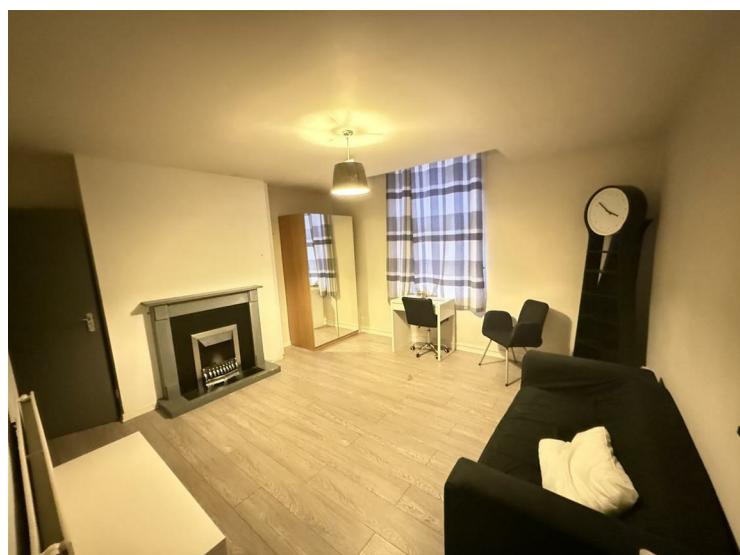
Kitchen 2

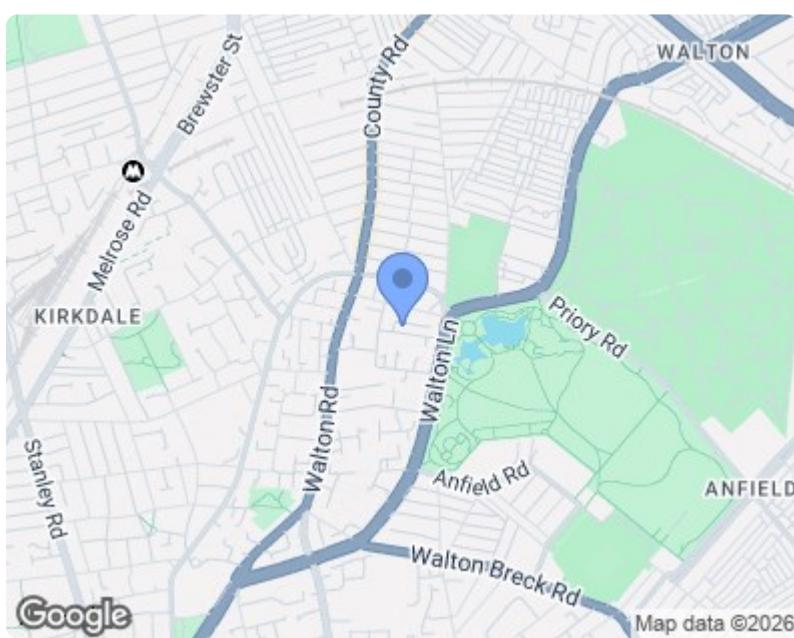


Living room 1



Living room 2





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 2002/81/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/81/EC	