



Cranborne Road | Liverpool | L15 2HX

**Asking Price £300,000**

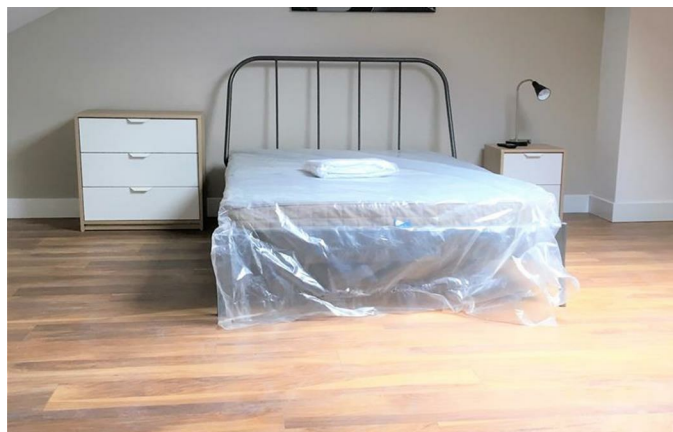
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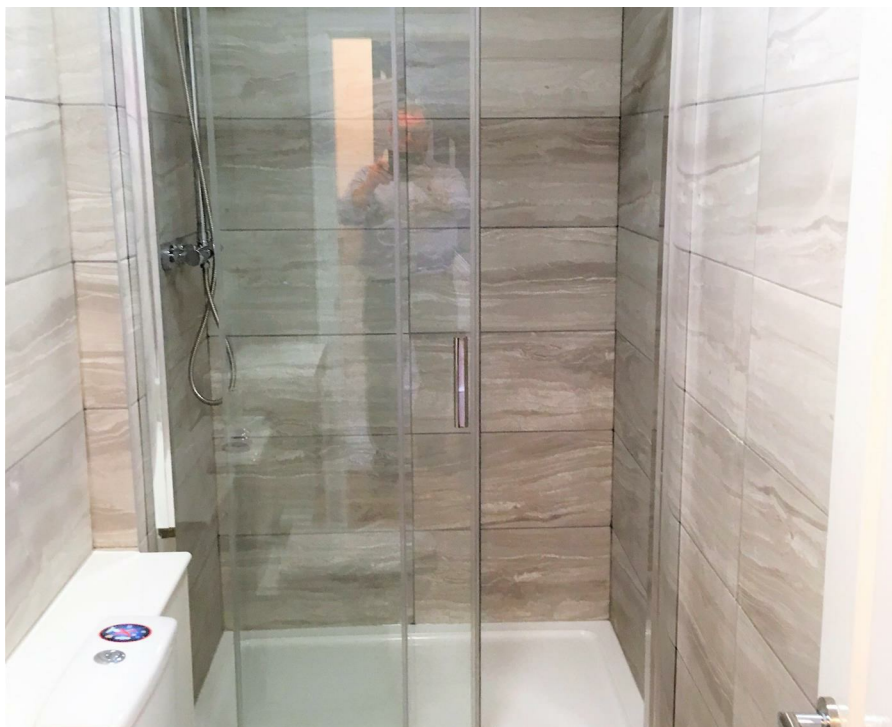
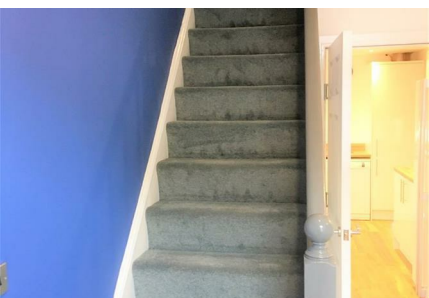


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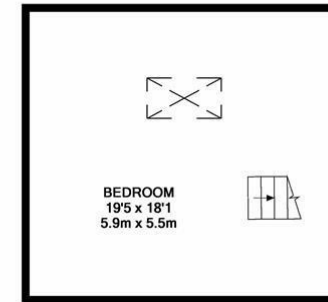
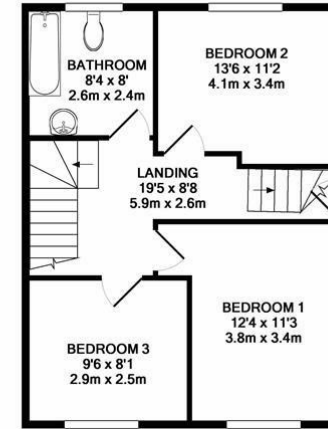
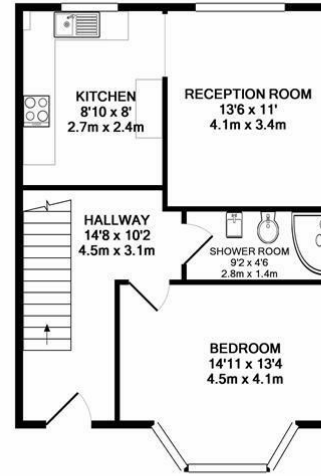
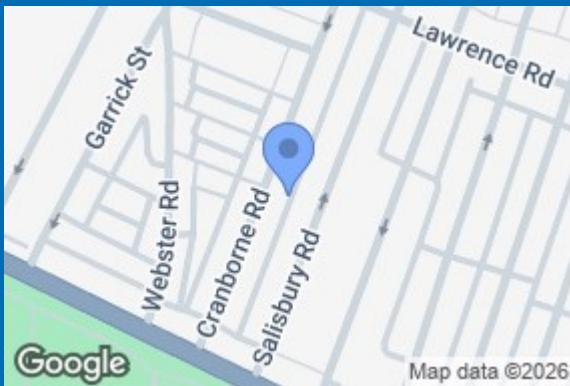
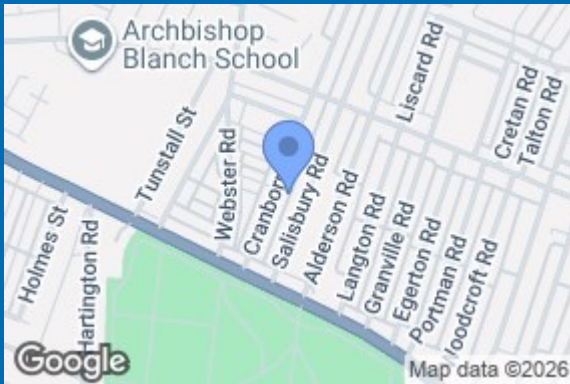
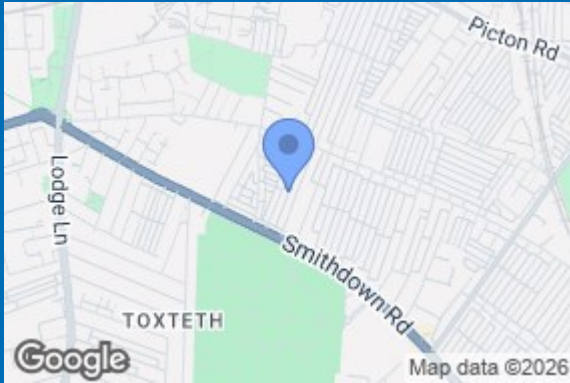
\*\*\* EXCELLENT INVESTMENT OPPORTUNITY \*\*\* 5 BED FULLY LICENSED STUDENT HMO PROPERTY. A superb, recently renovated five bedroom student property in the popular area of Sefton, Liverpool. The property comprises: entrance hall, shower room, bedroom with bay window, living & dining room through to fitted kitchen, stairs to landing, three further double bedrooms, second shower room, stairs to spacious loft bedroom on second floor with exposed wooden beams and velux windows. The property further benefits from a burglar alarm, mains wired fire alarm and is fully compliant with student HMO regulations. There is a rear yard area and on road parking is available at the front of the property. Located in a convenient position between Sefton Park, Wavertree & Edge Hill, close to the Asda supermarket and major bus routes and only one mile to the Universities. Currently let for £2,499pcm (£29,988pa) until 30/6/27, achieving a fantastic rental yield of 10%.

- FULLY LICENSED STUDENT HMO PROPERTY
- TWO SHOWER ROOMS
- SPACIOUS LIVING ROOM
- RECENTLY RENOVATED TO A HIGH STANDARD
- REAR YARD
- FIVE DOUBLE BEDROOMS
- FULLY FURNISHED
- FITTED KITCHEN
- LOFT BEDROOM
- CURRENTLY LET FOR £2,499PCM UNTIL 30/6/27, ACHIEVING A FANTASTIC RENTAL YIELD OF 10%









TOTAL APPROX. FLOOR AREA 1369 SQ.FT. (127.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (12 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (54-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 63      | 82        |
| EU Directive 2002/91/EC                     |  |         |           |

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