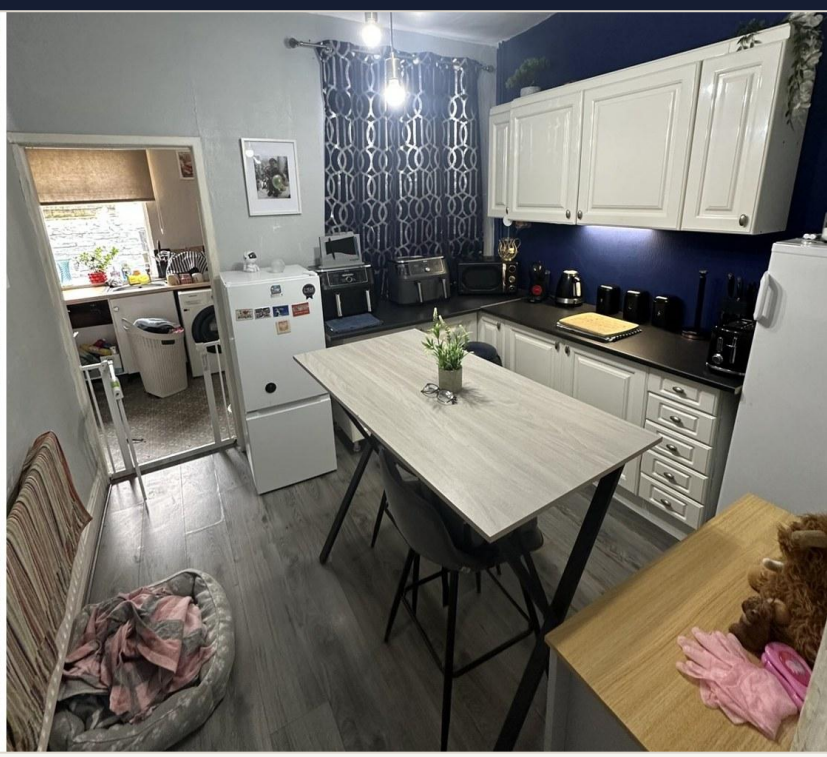




5 Church Road West

Walton, Liverpool L4 5UE

Four-bed terraced house, let at £10,200 a year

£115,000	£10,200	8.9%	4 BED
PRICE	RENT PER YEAR	GROSS YIELD	TENANTED

Overview

A four-bedroom mid-terrace house in Walton, north Liverpool, let at £850 a month. At 104 m² it is larger than most terraces nearby, with a bay-fronted lounge, an open-plan kitchen-diner and a separate rear kitchen/utility room on the ground floor, four bedrooms and a bathroom. Gas central heating and a modern consumer unit. Freehold, council tax Band A.

Key features

- Four-bed mid-terrace, 104 m² (1,119 sq ft)
- Let: £850 pcm / £10,200 a year
- Kitchen-diner plus separate utility kitchen
- Gas central heating, modern consumer unit
- Freehold; EPC D (64), potential C (80)

The numbers

Asking price	**£115,000**
Current rent	**£10,200 a year**
Gross yield (current)	**8.9%**
Est. market rent	**c.£12,000 a year**
Yield at market rent	**10.4%**

Buyer's fee: £4,000 incl. VAT

OPEN THE DATA ROOM →

Photos, video, EPC and comparables

Good to know

- Sold with the tenant in place, paying £850 pcm
- Within Liverpool's selective licensing scheme: a landlord licence is needed (scheme runs to March 2027)
- Some updating due: new internal doors and front and rear doors; kitchen and bathroom would benefit from updating
- EPC D (64), potential C (80), valid to 2035; council tax Band A; freehold

Property facts

Tenure	**Freehold**
Property	**Mid-terrace house**
Accommodation	**4 bed, 1 bath, kitchen-diner, utility**
Floor area	**104 m² in total (EPC)**
EPC rating	**D (64), potential C (80)**
Heating	**Gas central heating**
Occupancy	**Let, one tenancy**
Council tax	**Band A**
Local authority	**Liverpool City Council**

Location

Nearby (approx., as the crow flies)
Goodison Park – about 0.4 miles
Kirkdale station (Merseyrail) – about 0.6 miles
County Road shops – about 0.3 miles
Anfield stadium – about 1 mile
Aintree University Hospital – about 2 miles
Liverpool city centre – about 3 miles

Church Road West is a residential street of terraced homes in Walton, north Liverpool, a short walk from the shops and services on County Road and Walton Village. Kirkdale station gives Merseyrail trains into Liverpool city centre in under 10 minutes, and the area has steady demand from families and working tenants.

Market evidence

	Address	Description	Price	Date
Sold	53 Church Road West	Mid-terrace, 93 m²	£120,000	Jan 2026
Sold	57 Church Road West	Mid-terrace, 91 m²	£100,500	Mar 2025
Sold	39 Dyson Street, L4	Terrace, 100 m²	£119,000	Jul 2026
Sold	30 Elm Road, L4	Terrace, 103 m²	£132,000	Jul 2026

Rental evidence (asking rents)

Address	Property	Beds	Rent pcm	Listed
43 Ince Avenue, L4	Terraced house	4	£950	Nov 2026
60 Milman Road, L4	House, furnished	4	£1,000	Oct 2026
44 St Andrew Road, L4	Terraced house	4	£1,100	Oct 2026
Olney Street, L4	Refurbished terrace	3	£1,000	Nov 2026
Hans Road, Walton, L4	Terraced house	3	£875	Nov 2026

The investment case

- 8.9% gross yield at the asking price, let from day one
- Rent of £850 pcm is below the £950 to £1,100 pcm asked for local four-beds; £1,000 pcm would give 10.4%
- At 104 m², larger than most terraces in the area: four bedrooms plus a kitchen-diner and utility
- Similar-sized terraces nearby sold for £100,500 to £132,000 in 2025–26, including £120,000 on the same street
- Freehold, council tax Band A, gas central heating; Merseyrail and the city centre close by

Interested in this opportunity?

Contact us to secure it or arrange a viewing.

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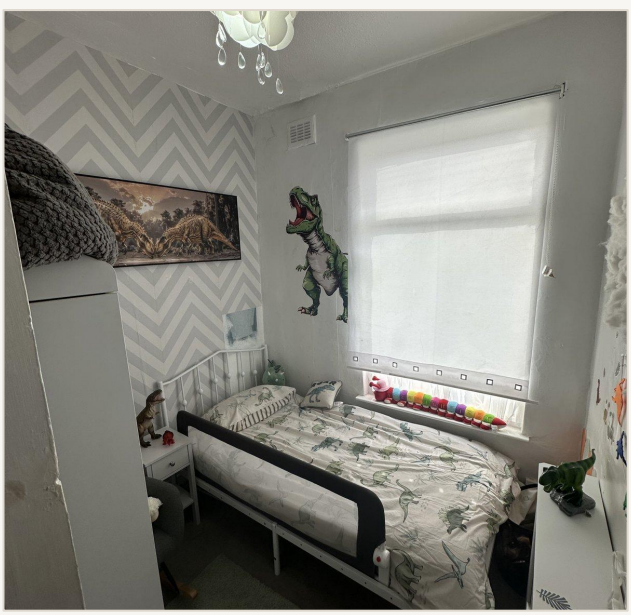
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