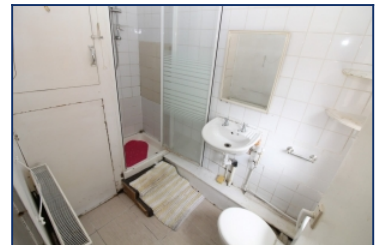


Wellington Avenue, Wavertree, L15



For Sale - £75,000

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D62
- No Chain - Ready to Buy
- Excellent Opportunity to Add Value Through Refurbishment
- Suitable for Conversion to HMO - Strong Student/Sharers Demand
- 16 & 18 Wellington Avenue Both Available to Purchase From Us
- Potential for Loft Conversion
- Local Shops and Amenities
- Served by Excellent Transport Links
- On Street Car Parking
- Good Size Back Yard with Gated Access
- Double Glazing & Gas Central Heating

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing

Description

***** Investor Alert ***** A 3 bedroom semi detached property with the potential for conversion to a HMO through a scheme of refurbishment. Next door (number 18) is also available to purchase!

The property briefly comprises of; entrance hallway, front living room, kitchen and a shower room. To the first floor are two double bedrooms and a single bedroom. Externally, there is a back yard with gated access and on street car parking.

As an investment, the property is currently vacant but would attract student and/or young professional tenants at a rent of £75-90 (depending on room size and quality of renovation) per week for a double bedroom with no en-suite and £90-110 (depending on room size and quality of renovation) per week for a double bedroom with en-suite bathroom. The rent is on an all bills included basis (gas, electricity, water, internet and TV licence - students are exempt from paying council tax but you would have to pay it for young professionals).

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Room Details

Reception Room

3.61 x 3.40 metres (11' 11" x 11' 2")

Kitchen

2.49 x 2.70 metres (8' 3" x 8' 11")

Front Bedroom

2.71 x 3.43 metres (8' 11" x 11' 4")

Back Bedroom

3.47 x 2.00 metres (11' 5" x 6' 7")

Bedroom Three

2.68 x 2.27 metres (8' 10" x 7' 6")

Bathroom

2.54 x 1.55 metres (8' 4" x 5' 2")

Additional Images



Back Bedroom



Bedroom Three



Rear Yard

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.