

## Greenbank Road, Mossley Hill, L18



**For Sale - £450,000 Offers Over**

### Key Features

- 7 Bedroom 3 Bathroom Terraced House
- EPC Rating: D
- No Onward Chain
- Previously Let as a Hmo - Hmo Licence Granted
- Rental Income of £52,000 Per Annum
- Opportunity to Add Value Through Light Refurbishment
- Three Spacious Reception Rooms and Convenient Downstairs W.c
- Large Modern Kitchen with Appliances Included
- Seven Well Proportioned Bedrooms (currently Let as an Eight Bedroom Student House)
- Close to Local Green Spaces - Located Directly Opposite Greenbank Park and a 10 Minute Walk from Sefton Park
- Amongst Excellent Amenities - Minutes Walk to Allerton Road, Smithdown Road and Penny Lane
- Highly Sought After Area of Mossley Hill L18 - Close to Great Schools and Excellent Transport Links

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 197 square metres / 2,126 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Rental Information

- Current Rent: £4,333 per calendar month
- Gross Yield (Based on Current Rent): 11.6%
- Tenancy Start Date: 01/07/23
- Tenancy Fixed Term: 12 months
- Tenancy Notes: Let to eight students who will be vacating in June 2024

### Description

Welcome to Greenbank Road, Mossley Hill, L18 - where opportunity and convenience intersect in this terraced house brought to you by Atlas Estate Agents. Perfectly poised for sale, this property offers a myriad of possibilities, whether you're an investor seeking lucrative returns or a homeowner envisioning a spacious abode in a sought-after locale.

Spanning three floors, this terraced house boasts a layout designed for both functionality and comfort. Step inside to discover three generous reception rooms, providing ample space for entertaining or relaxation. A convenient downstairs W.C. adds practicality to the ground floor.

The heart of the home lies in the large modern kitchen, complete with appliances to streamline your culinary endeavors. Adjacent to the kitchen, a dining area offers a welcoming space for family meals or casual gatherings.



Upstairs, seven well-proportioned bedrooms await, each providing a cozy retreat for rest and rejuvenation. Currently utilized as an eight-bedroom student house, there's potential to reconfigure the space to suit your needs or maintain its lucrative rental income.

Situated in the vibrant Mossley Hill neighborhood, this property enjoys proximity to local green spaces, including the picturesque Greenbank Park just across the road, and the sprawling Sefton Park a mere 10-minute stroll away. Perfect for those who cherish outdoor recreation and leisurely strolls.

Beyond its natural beauty, this location boasts excellent amenities within easy reach. A short walk takes you to Allerton Road, Smithdown Road, and the iconic Penny Lane, where you'll find an array of shops, cafes, and restaurants catering to every taste and preference.

Mossley Hill L18 is renowned for its exceptional schools and superb transport links, making it an ideal choice for families and commuters alike.

Don't miss this rare opportunity to secure a property in one of Liverpool's most sought-after areas. With no onward chain and the potential to add value through light refurbishment, this terraced house on Greenbank Road awaits your personal touch. Contact Atlas Estate Agents today to arrange a viewing and unlock the possibilities that await you in Mossley Hill.

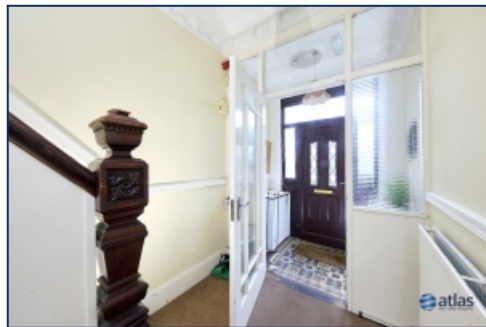
## Additional Images



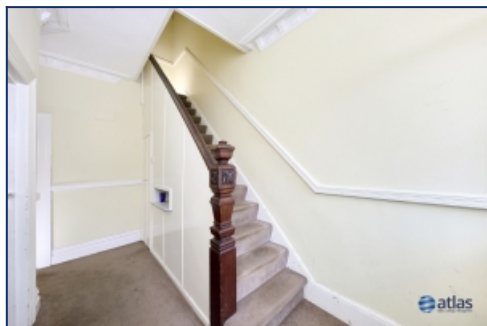
Bedroom 4



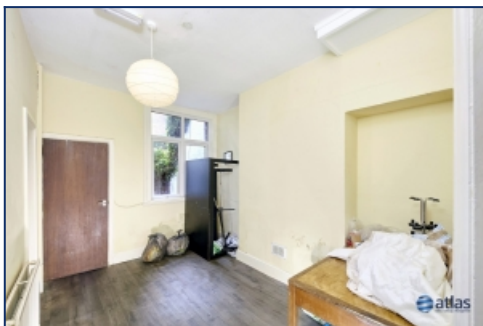
Greenbank Park Opposite



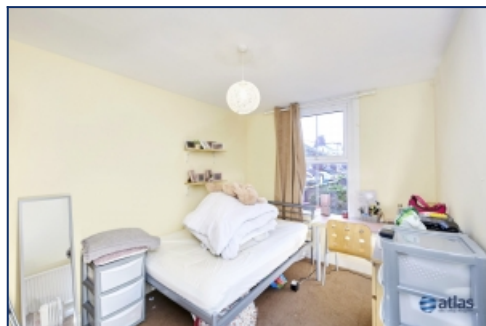
Entrance



Stairs



Back Reception Room



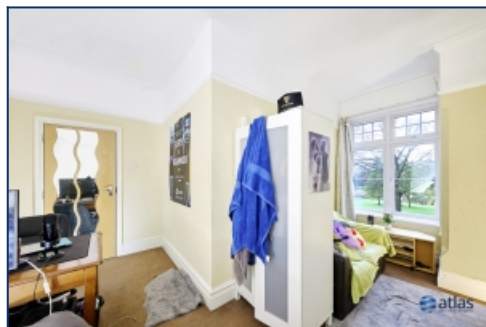
Bedroom 1



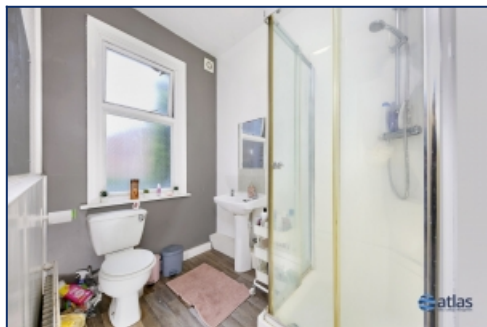
Bedroom 2



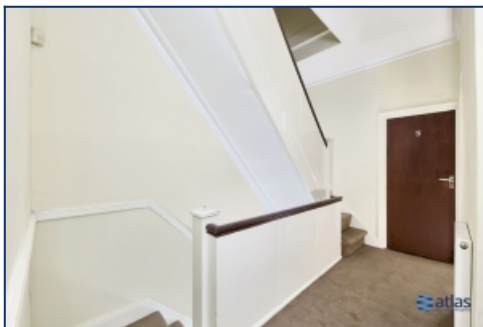
Bedroom 3



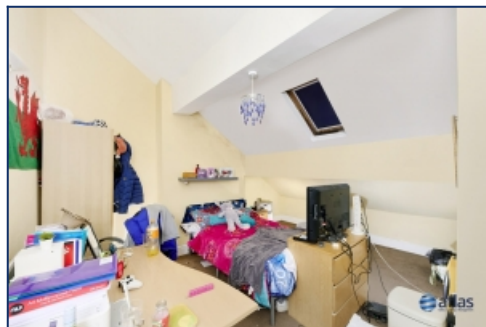
Bedroom 3



Bathroom 1



Landing



Bedroom 5



Bedroom 6



Bedroom 7



Bathroom 2



Courtyard

## Floor Plans



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