

LOT 10

ADDRESS
13 Kilburn Street
Liverpool
Merseyside, L21 8HN

John Pye
Property

LIVERPOOL



Two Bedroom Refurbished Mid Terrace House
Ideal Investment Opportunity
Potential Gross Yield 13.5%
Sought After Location

Guide Price*

£40,000+

FEATURES

- Auction Date: 27th - 28th February 2019
- Guide Price: £40,000+
- Two-bedroom mid terraced house
- Potential rental income of £450 pcm (£5,400 per annum)
- Potential yield of 13.5%
- Well-proportioned accommodation
- Excellent transport links
- Close to Amenities
- Sold with vacant possession
- Long Leasehold

EPC Rating: D

Solicitors

TBC

Location

The subject property is located on southern side of Kilburn Street in the Litherland district of Liverpool. The property benefits from a variety of nearby amenities such as a Tesco, local primary school and a local hospital.

Liverpool city centre is only around four miles south of the property and is easily accessed via road or regular public transport. Liverpool benefits from a wide range of amenities including various national and international retailers.

Liverpool is a maritime city in Northwest England, where the River Mersey meets the Irish Sea. Liverpool is located approximately 35 miles west of Manchester and 71 miles west of Leeds.

Description

- For Sale By Online Auction: 27th - 28th February 2019
- Guide Price: £40,000+
- Vacant: Potential income of £5,400 per annum
- Potential yield of 13.5%
- Long Leasehold

This well appointed two-bedroom mid terraced property is traditionally brick constructed with a pitched and tiled roof and comprises accommodation over two floors. To the ground comprises a hallway leading to a lounge to the front elevation with bay window, and to the rear a good sized dining area with kitchen, utility room and tiled bathroom with three piece suite beyond.

Continued

*Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price

ONLINE AUCTION DATES

27th - 28th February 2019

VIEWING DETAILS

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0115 970 6060

LOT 10



Description Continued

The first floor that is accessed from a central staircase within the dining room comprises two double bedrooms. The property has been recently refurbished and neutrally decorated throughout.

Externally, the property has a rear yard and benefits from unrestricted on street parking.

Accommodation

Lounge: 3.32m x 2.68m (plus bay)

Dining Room: 4.26m x 3.70m

Kitchen: 3.63m x 2.16m

Bathroom: 2.31m x 1.56m

Bedroom 1: 3.72m x 3.33m

Bedroom 2: 3.71m x 3.33m

Services

We understand the property has mains gas, electricity, water and drainage. However, interested parties should make their own enquiries.

Tenure

Long Leasehold

Council Tax

This property is rated in Council Tax Band A. Annual council tax payable is £1,195.

Guide Price

£40,000+

Buyers Premium

2% (min. £3,600) Inc. VAT

Sell Your Property

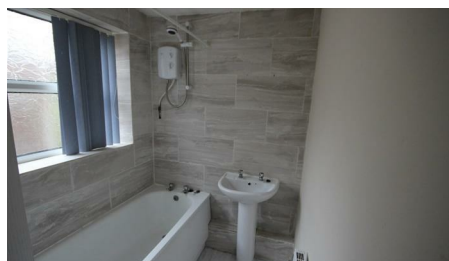
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- £0 Entry Fee
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- 20 Working Day Completion
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Investment Analysis

The property is currently vacant, however, could let at £450 pcm (£5,400 per annum). This represents a potential gross yield of 13.5 %, based on the guide price.



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