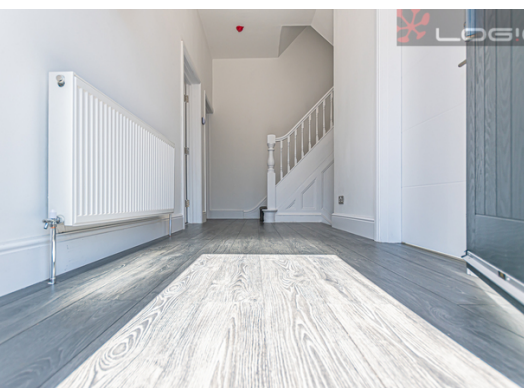


Wellfield Road  
Walton, L9

Freehold  
£250,000



- 7 Bedroom, 4 bathroom
- HMO / Air BnB Ready
- Potential when fully let income in excess of £31,000
- Freehold Mid terrace house
- Fully renovated turn key property
- Fully fitted kitchen



97 | SOUTH ROAD | WATERLOO | L22 0LR  
Tel: 0151 920 2404  
E-mail: [info@logicstates.co.uk](mailto:info@logicstates.co.uk)

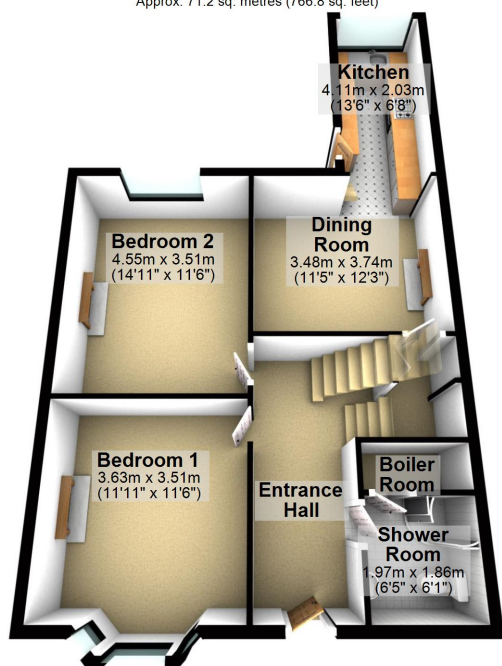






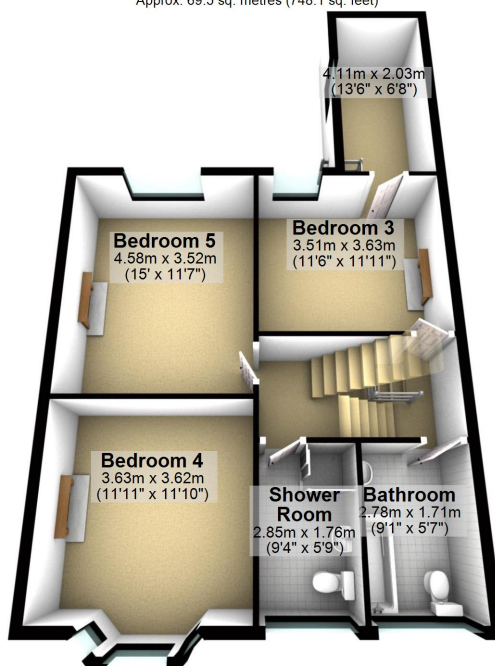
### Ground Floor

Approx. 71.2 sq. metres (766.8 sq. feet)



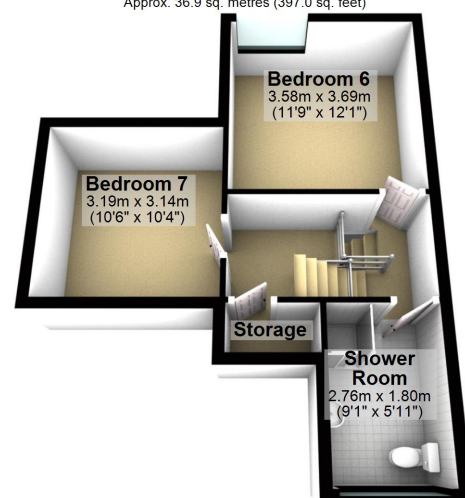
### First Floor

Approx. 69.5 sq. metres (748.1 sq. feet)



### Second Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



Total area: approx. 177.6 sq. metres (1911.9 sq. feet)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

This Newly refurbished 7 Bedroom, 4 Bathroom house when fully let will achieve in excess of a 12% Yield or in excess of £31,000. The developer has taken special care here to follow all current building regulations and has gone above and beyond to achieve this. A viewing is strongly advised in order to gauge the size of this property, quality of finish and the outstanding investment opportunity.

For room sizes / dimensions, please see the floorplans

Title Number - MS168347

Tenure - Freehold

Local Authority - Liverpool

Council Tax - Band B  
Annual Price: £1,653.73

Conservation Area - No

Flood Risk - Very Low

Floor Area - 1,776.05 ft<sup>2</sup> / 165 m<sup>2</sup>

Plot size - 0.04 acres

Mobile coverage  
Vodafone - Great  
O2 - Great

Broadband  
Basic 16 Mbps  
Superfast 80 Mbps  
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability  
BT - Great  
Sky - Great  
Virgin - Great

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(Data sourced from Sprift)

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