



**SSTC**

**NEWBURN STREET, LIVERPOOL, L4 5TU**

**£120,000**



Three-bedroom investment property with tenants in situ, producing 7.75% ROI, spacious layout, strong demand and excellent long-term growth potential.



- Three Bed Terraced
- Downstairs Bathroom
- Rear Yard
- Tenanted Investment

- 7.75% Gross Yield
- Council Tax Band A
- Double Glazing & Gas Central Heating Throughout
- Video Walkthrough Available





Offered to the market as a ready-made investment, this three-bedroom mid-terrace property is currently let and producing an income of £775 per calendar month.

The property provides spacious accommodation arranged over two floors, including an entrance hallway, a comfortable living room, a fitted kitchen with dining space, a ground floor bathroom and three well-proportioned bedrooms to the first floor, making it an attractive option for long-term tenants..

Located in the popular L4 district of Liverpool, the property benefits from easy access to local shops, schools and transport links into the city centre, ensuring continued rental demand. This is an excellent opportunity for investors seeking an income-producing asset with tenants already in situ and potential for future rental growth.

Early enquiry is recommended.

Please note, these pictures show the property prior to letting and were taken in 2023.

Please Note: Any fixtures and fittings should be agreed upon with the seller. If ground rent or service charges apply, please have your solicitor confirm the details, as the information provided in this advert cannot be guaranteed. These details are intended as a general guide and do not form part of any offer or contract. Buyers should not rely solely on this information and are advised to carry out their own checks or inspections. No one working for this agency is authorised to make guarantees or promises about the property. All measurements are approximate, and we have not tested any equipment (such as gas, electrical, or heating systems), so buyers should ensure everything is in working order before making any legal commitments.

Council Tax Band: A (Liverpool City Council)

Tenure: Freehold

Parking options: On Street

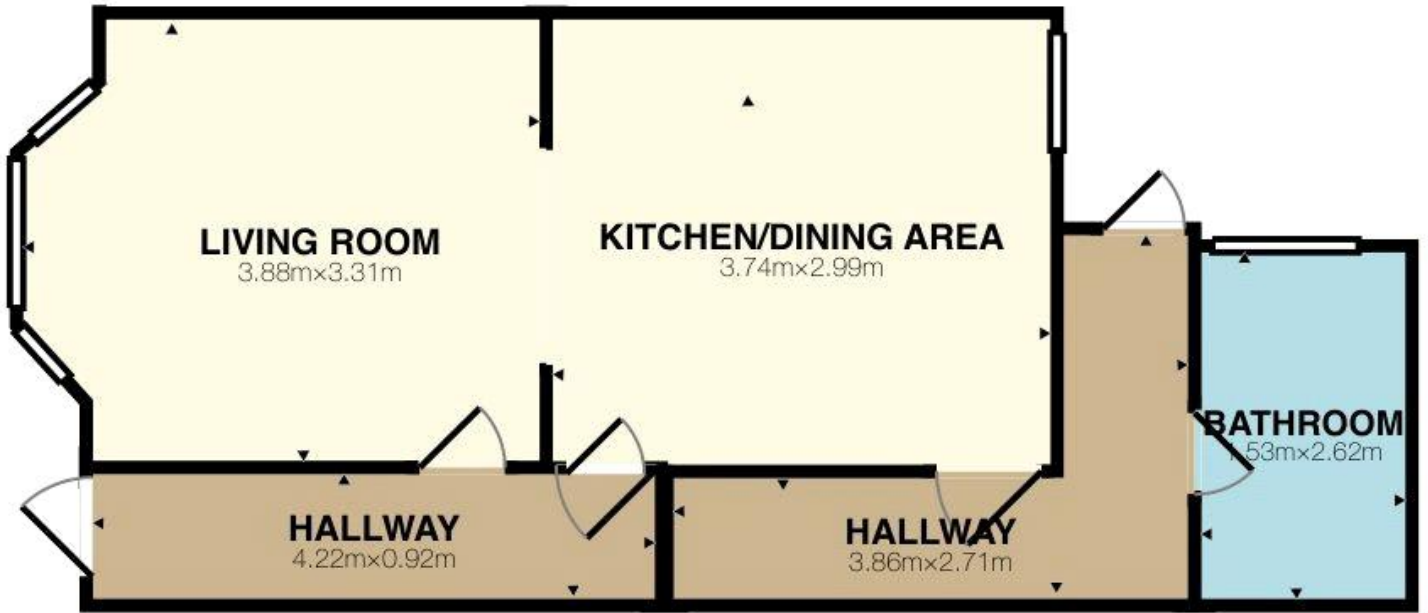
Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains




**ENTRANCE FLOOR**  
**APPROX FLOOR AREA 37.8m<sup>2</sup>**



**1ST FLOOR**  
**APPROX FLOOR AREA 35.1m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

 Floor plan created by RoomScan LiDAR ©2022

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



