

# HUNTERS®

HERE TO GET *you* THERE



Nixon Street  
, Liverpool, L4 5PP  
£147,500

4 1 1 D

Council Tax:

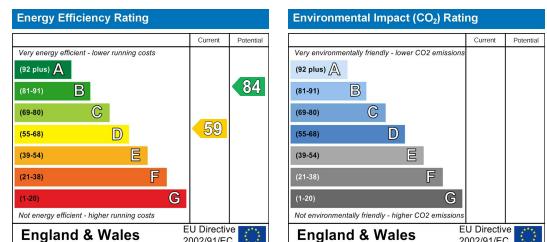
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Liverpool Office on 0151 707 7777 if you wish to arrange a viewing appointment for this property or require further information.

- FULLY LICENSED HMO
- 4 BEDROOM
- 3 OUT OF 4 CURRENTLY OCCUPIED
- 4TH ROOM TO BE OCCUPIED BY THE END OF FEB
- INVESTMENT PURPOSES
- FREEHOLD
- EPC RATING D
- COUNCIL TAX BAND A
- WALTON



Hunters are delighted to bring the market this 4 bedroom fully licensed HMO, in the popular residential area of Walton, Liverpool.

The freehold property is comprised of 3 floors. The kitchen, living area, and first double bedroom is located on the ground floor. On the first floor you will find the communal bathroom and further two double bedrooms. The second floor is home to the fourth and final double bedroom.

3 out of the 4 rooms are currently let, the tenant for the 4th room is due to move in at the end of February.

Please see the rental break down below.

Room 1: Currently let on a fixed 6 month contract starting from 01.02.23 paying £350 per calendar month.

Room 2: Currently let on a periodic tenancy for £275 per calendar month.

Room 3: Currently let on a periodic tenancy for £320 per calendar month.

Room 4: Currently let on a fixed 6 months contract starting from February paying £365 per calendar month

The property in total is acquiring £1310 per calendar month.

If you would like to arrange a viewing or have any questions please contact Hunters via email or on 0151 707 7777.

## MATERIAL INFORMATION

**Tenure: Freehold**  
**Lease Years Remaining:**

**Annual Ground Rent:**

**Review Period:**

**Review Increase:**

**Service Charge:**

**Shared Ownership:**

**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.