



HEAD OFFICE:
14 Cloughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



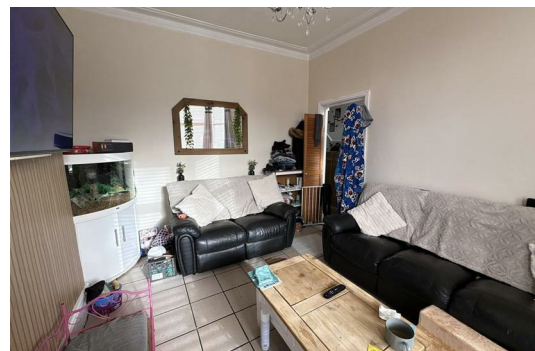
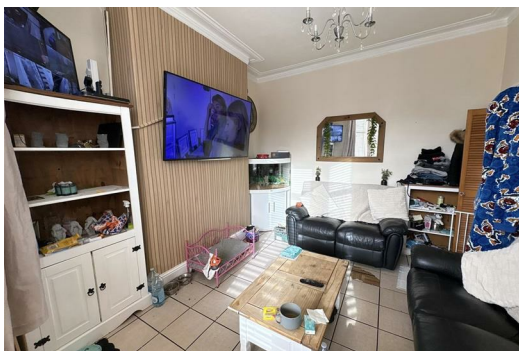
Spellow Lane, Liverpool, L4 4DE

Offers In Excess Of £115,000

***** INVESTMENT OPPORTUNITY – NEAR 9% GROSS YIELD – LONG-STANDING TENANT OF 20 YEARS *****

John Brown & Company are pleased to offer for sale this four bedroom three storey mid terrace property. The home is situated close to all local amenities. The home is currently let on an assured tenancy agreement to a long standing tenant and is being sold with a tenant in situ with an income of £10,200 per annum. The home is warmed throughout by gas central heating and benefits from having double glazing. Viewing is highly recommended to appreciate the size of this property and can be arranged through our office or by calling 0151 426 0222.

The rent is due to increase to £950 per calendar month from 1 January 2027, producing an annual rental income of £11,400. At the asking price of £115,000, this represents an impressive gross rental yield of approximately 9.9%.



Entrance Hallway

Door to front aspect, and stairs to first floor.

Lounge

12'0" x 11'2" (3.68 x 3.42)

Double glazed window to front aspect, and radiator.

Dining Room

12'3" x 10'8" (3.75 x 3.26)

Double glazed window to rear aspect, and radiator.

Kitchen

14'6" x 9'11" (4.43 x 3.04)

Double glazed window to side and rear aspect, door to rear, overhead extractor fan, radiator, and range of base units.

Utility Room

10'3" x 7'4" (3.13 x 2.25)

Double glazed window to rear aspect, stainless steel sink unit, plumbed for washing machine, and range of wall and base units.

First Floor Landing

Stairs to second floor.

Bedroom One

15'8" x 10'9" (4.78 x 3.29)

Double glazed window to front aspect, and radiator.

Bedroom Two

16'0" x 10'8" (4.88 x 3.26)

Double glazed window to rear aspect, and radiator.

Bedroom Three

12'3" x 10'7" (3.74 x 3.25)

Double glazed window to rear aspect, fitted wardrobes, and radiator.

Bedroom Four

9'11" x 9'7" (3.04 x 2.93)

Double glazed window to rear aspect, and radiator.

Family Bathroom

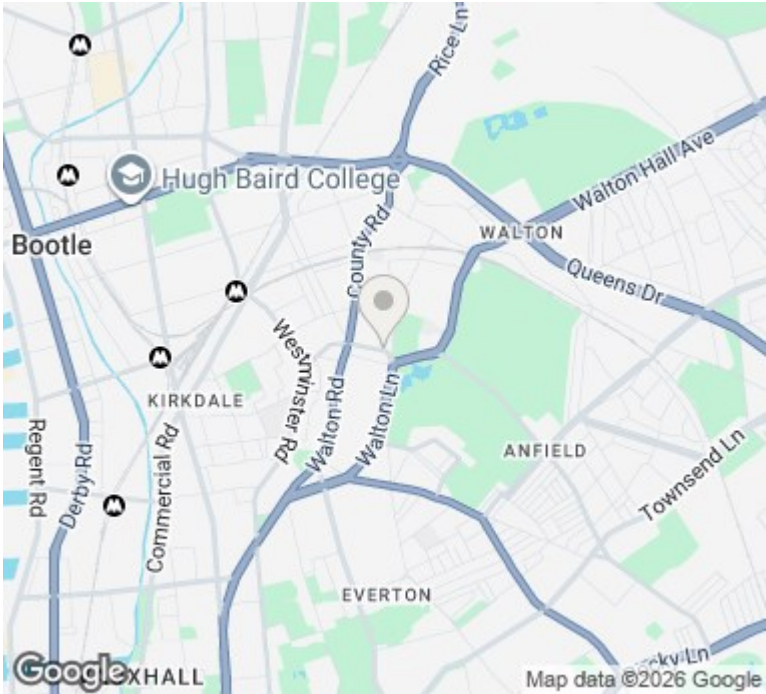
6'11" x 5'6" (2.13 x 1.70)

Double glazed window, low level wc, hand wash basin, panelled bath with shower over, and heated towel rail.

Cellar

External

Small garden area to the front. Year to the rear which is mainly flagged with brick wall boundaries, and gate access to alley way.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
65	76
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	