



FOR SALE

1-1a Harrow Road,
Liverpool, L4 2TH

- Freehold Residential Investment
- Comprises 2 x 2 bed flat and 1 x 1 bed flat
- Short Walk from Anfield Football Stadium
- Current Rental Income: £19,920 per annum

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Location

The property is prominently located on the corner of Harrow Street and Anfield Road in the heart of Anfield, a well-established residential area approximately 2.5 miles north-east of Liverpool city centre. The immediate area has benefited from ongoing regeneration, including improvements to housing, public spaces, and infrastructure. The property is situated just a short walk from Anfield Stadium, home of Liverpool FC, which generates strong local footfall and underpins high demand for residential and short-term accommodation. Excellent transport links serve the area, with regular bus routes along Anfield Road and Walton Breck Road offering direct access to the city centre. The nearby Queens Drive (A5058) provides easy road access to the M62, city centre, and wider Merseyside. Kirkdale and Sandhills Merseyrail stations are both within easy reach.

The Property

The subject property comprises a three-storey end-terraced building of traditional red brick construction, surmounted by a pitched tiled roof with gable elevation and a front-facing dormer serving the attic level. The external elevations are of exposed brickwork with contrasting brick banding and detailing to the window heads and cills. Converted in 2011, the property has been reconfigured to provide three self-contained residential flats providing 2 x 2 bedroom flats on the ground and first floor with 1 x 1 bedroom flat, accommodated within the converted roof space. Each unit is self contained with split services and benefits from gas-fired central heating system.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Ground Floor

Flat 1 (IPMS 2): 63 sq.m (678 sq.ft)

First Floor

Flat 2 (IPMS 2): 63 sq.m (678 sq.ft)

Second Floor

Flat 3 (IPMS 2): 47.7 sq.m (513 sq.ft)

Tenancy Information

We understand that all occupiers are on 6 month Assured Shorthold Tenancy Agreements with the rent as follows;

Flat 1: £660 per calendar month.

Flat 2: £550 per calendar month.

Flat 3: £450 per calendar month.

Tenancy documentation available upon request.

Tenure

We understand the property is held Freehold,

EPC

Each property has an Energy Performance Rating of D57. Full copies of the EPCs are available upon request.

Council Tax

Interested parties should make their own enquiry of Liverpool City Council on 0151 233 3008 or www.liverpool.gov.uk/council-tax

Guide Price

£195,000

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 /

Contact: Tom Pearson

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