

LOT  
**29**

315c Edge Lane, Fairfield, Liverpool L7 9LF

GUIDE PRICE **£75,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed plus box room middle terraced house benefiting from double glazing and central heating. The property is in need of refurbishment and once updated would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum. If let to 4 individual tenants at £85 pppw the potential rental income would be approximately £17,680 per annum, subject to gaining the necessary consents.

### Situated

Fronting Edge Lane in a popular and well established residential location within walking distance to Edge Lane Retail Park, local amenities and transport links. Liverpool city centre is approximately 1.5 miles away.

### Ground Floor

Hall, Living Room, Dining Room,  
Kitchen

### Joint Agent

Entwistle Green



### First Floor

Two Bedrooms, Box Room,  
Bathroom/WC

### Outside

Yard to the rear.

