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# 59 Almonds Green, West Derby, Liverpool L12 5HP

GUIDE PRICE **£185,000+**\*

VACANT RESIDENTIAL

## Description

A three bedroom semi detached property benefitting from double glazing, central heating, gardens and a driveway. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes. There is potential to extend to the side and rear subject to any consents.

## Situated

Off Mill Lane in a very popular and well established residential location close to local amenities, schooling and within walking distance to West Derby Village.

## Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

## First Floor

Three Bedrooms, Bathroom/WC

## Outside

Front and Rear Gardens, Garage and Driveway.

## EPC Rating

F.

