

LOT

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118 Wellington Road, Wavertree, Liverpool L15 4JN

\*GUIDE PRICE £80,000+



- **Four bed mid terrace. Recently refurbished. Double glazing. Central heating.**

**Description** A four bedroomed middle terraced property which has recently been fully refurbished and benefits from double glazing and central heating. The property is in very good order throughout and would be suitable for occupation or investment purposes if let to 4 students with a potential rental income of in excess of £17,680 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Wellington Road adjacent to Picton Sports Centre in a popular residential location with close proximity to Picton Road and Smithdown Road amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor** Hall, Lounge, Dining room, Kitchen (no fittings), Bathroom/WC

**First Floor** Three Bedrooms.

**Second Floor** Further room.

**Outside** Yard to the rear.