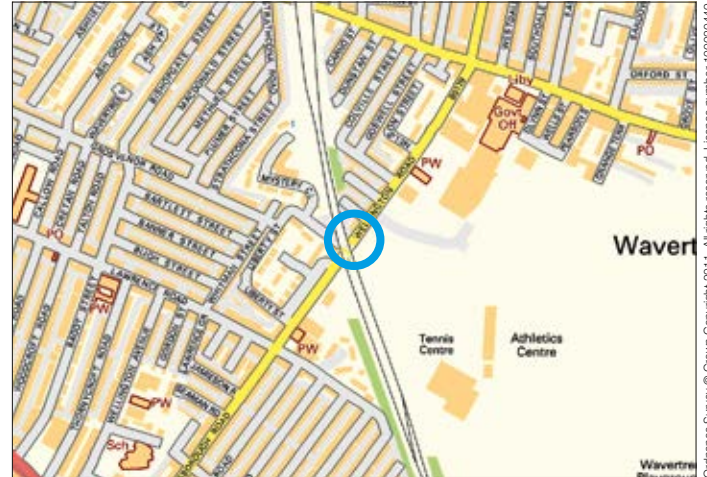


LOT  
**94**

# 118 Wellington Road, Wavertree, Liverpool L15 4JN

\*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

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

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

**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.