

LOT

106

28 Lenthall Street, Liverpool, L4 5TW

\*GUIDE PRICE £40,000+\*



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Not to scale. For identification purposes only

- **A 4 bedroomed middle terrace property. Central heating.**

**Description** An extended four bedroomed three storey middle terraced property benefiting from central heating. The property is in need of refurbishment and modernisation. Once upgraded the property would be suitable for occupation, resale or investment purposes. If let to 5 tenants at £75pppw the potential rental income is approximately £19,500 per annum. Alternatively it could be let to a family at a rent of £7200.00 per annum.

**Situated** Off County Road in a popular and well established residential location close by to local amenities, Everton Football Club, Liverpool Football Club and approximately 2.5 miles from Liverpool City Centre.

**Basement** Not Inspected

**Ground Floor** Hall, Through

Living Room/Dining Room, Extended Kitchen

**First Floor** 3 Bedrooms, Bathroom/WC with Walk in Shower

**Second Floor** 1 Further Bedroom

**Outside** Yard to the rear.