

LOT  
42

12 Kendal Drive, Liverpool L31 9AZ

GUIDE PRICE **£180,000+**\*

VACANT RESIDENTIAL

- Four/five bedroomed semi detached house
- Double glazing • Central heating • Driveway
- Garage

A good sized four/five bedroomed semi-detached house benefiting from front and rear gardens, driveway and garage. Following a scheme of refurbishment and modernisation the property would be suitable for occupation, re-sale or investment purposes. There is also potential to extend subject to obtaining the necessary planning consents. Suitable for cash purchasers only.

**Situated** Off Coniston Road which in turn is off Eastway in a popular and well established residential location within close proximity to local amenities, schooling and less than 1 mile from Maghull town centre.

**Ground Floor** Hall, Through Lounge/Dining Room, Kitchen, Utility room.

**First Floor** Five Bedrooms with the fifth being accessed via the fourth, Bathroom, Separate WC.

**Outside** Front and Rear Gardens, Driveway, Garage.

**Joint Agent**

