

LOT  
48

19 Dumbarton Street, Liverpool L4 3RR

GUIDE PRICE **£60,000–£70,000\***

VACANT RESIDENTIAL

- Three bedroomed middle terraced house
- Double glazing • Central heating • Recently refurbished

A three bedroomed middle terraced house benefiting from new double glazing and central heating. The property has been recently refurbished throughout and would be suitable for investment purposes. The house would be suitable for HMO conversion subject to gaining the necessary consents and if let to four individual tenants at £75pppw the potential rental income would be approximately £15,600 per annum.

**Situated** Off Carisbrooke Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 2.5 miles from Liverpool city centre.

**First Floor** Three Bedrooms, Bathroom/WC

**Outside** Yard to the rear.

**Lower Ground Floor** Basement – not inspected

**Ground Floor** Vestibule, Hall, Living Room/Dining Room, Kitchen/Diner

