

LOT  
**48**

56 Arundel Street, Walton, Liverpool L4 3RS

GUIDE PRICE **£50,000–£55,000\***

VACANT RESIDENTIAL

- A three bed mid terraced house • Double glazing • Central heating

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £6,600 per annum. Alternatively if let to 3 individual tenants at £85 pppw the potential rental income would be approximately £13,260 per annum.

**Situated** Off County Road in a popular residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor** Vestibule, Hall, Lounge, Kitchen/Dining Room.

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

**Outside** Yard to rear.

