

LOT  
**55**

23 Holt Road, Kensington, Liverpool L7 2PL

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

- A two bedroomed middle terrace property
- Double glazing

A two bedroom middle terrace property benefiting from double glazing. Following a full scheme of upgrade and refurbishment the property would be suitable for investment purposes. If let to 3 tenants at £75 pppw the potential rental income would be approximately £11,700 per annum. Suitable for Cash Buyers Only.

**Situated** Off Kensington High Street in a popular and well established area, close to local amenities and transport links. Approximately 2 miles from Liverpool city centre.

**Note** There is potential to extend up into the loft, subject to gaining any necessary consents.

**Basement Cellar** not inspected

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

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

**Outside** Rear Yard.

