

LOT  
47

3 The Close, Walton, Liverpool L9 1EX

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

### Description

A good sized semi-detached property in need of a full upgrade and scheme of refurbishment works. It is currently back to brick internally and work has commenced for the conversion to provide a seven bed HMO. Planning has been approved for a seven bedroomed HMO Application No: 19F/0352. Once converted and fully let the potential rental income is approximately £30,000 per annum.

### Situated

Off Walton Park which in turn is off Rice Lane in an established and popular residential location within easy reach of local amenities, schooling, Walton Vale Shopping and approximately 5 miles from Liverpool city centre.

### Ground Floor

Vestibule, Entrance Hallway, two Reception Rooms, Kitchen/Diner (no fittings), Cloakroom

### First Floor

Four Rooms, Bathroom/WC (no fittings)

### Second Floor

Three Rooms

### Outside

Yard to the rear

