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# 48 Sandstone Road East, Liverpool L13 6QZ

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

## Description

A two bedroom semi detached property benefitting from majority double glazing, central heating, gardens and off-road parking for 2 cars. Following an upgrade and scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes.

## Situated

Off Derby Lane in a Conservation Area, close to local amenities, Old Swan shopping facilities and transport links. Approximately 4 miles from Liverpool city centre.

## Cellar

Not internally inspected.

## Joint Agent

Entwistle Green

## Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen, WC, Lean  
to.



## First Floor

Two bedrooms, Wet room/WC

## Outside

Gardens, Driveway

## EPC Rating

D.

