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53 Warbreck Avenue, Liverpool L9 8DJ

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

### Description

A double fronted two bedroomed extended end of terrace house benefiting from double glazing and central heating. The property could be converted to a three bedroom, subject to the necessary consents. Following modernisation it would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum.

### Situated

Off Walton Road in a popular and well established residential location, close to local amenities and schools. Approximately 5 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Through Living Room/Dining Room, Kitchen, Bathroom/WC

### First Floor

Two Bedrooms

