

LOT  
**12**

113 Townsend Avenue, Norris Green, Liverpool L11 8NB

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached house benefiting from double glazing, driveway, gardens front and rear and lean to garage. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes. There is also potential to extend the property, subject to gaining the necessary consents.

### Situated

Fronting Townsend Avenue close to its junction with Utting Avenue East in a popular residential location within walking distance to Broadway Shopping and within close proximity to schooling and Liverpool Football Club. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room, Dining Room,  
Kitchen

### Council Tax Band

B

### First Floor

Three Bedrooms, Bathroom,  
Separate WC

### Outside

Gardens to the front and rear,  
Driveway, Lean to Garage

### EPC Rating

E

