

LOT  
21

111 Eaton Gardens, Liverpool L12 3HN

GUIDE PRICE **£170,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

Off Blackmoor Drive which in turn is off Honey's Green Lane in a popular and well-established location close to West Kirby village amenities and transport links. Liverpool city centre is approximately 5 miles away.

### Ground Floor

Hall, Dining room, Lounge,  
Kitchen.

### Council Tax Band

Council Tax Band

### First Floor

Three Bedrooms, Shower room/  
WC.

### Outside

Front and Rear gardens,  
Driveway, Lean to and separate  
garage

### EPC Rating

F

**SOLD PRIOR**

