

LOT  
**35**

85 Silverdale Avenue, Tuebrook, Liverpool L13 7EZ

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom middle terrace property benefitting from majority double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £10,500 per annum.

### Situated

Off West Derby Road in a popular residential location close to local amenities, Newsham Park, Tuebrook shopping facilities, schooling and good transport links. Liverpool city centre is approximately 4 miles away.

### Ground Floor

Hall, Living Room, Dining Room, Kitchen, Utility Room.

### Joint Agent

Entwistle Green



### First Floor

Three Bedrooms. Bathroom/WC

### Outside

Rear Yard

### EPC Rating

D

### Council Tax Band

A

