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**47**

76 Briarwood Road, Aigburth, Liverpool L17 6DH

GUIDE PRICE **£90,000+**\*

VACANT RESIDENTIAL

### Description

A one bedroomed middle terraced house benefiting from majority double glazing and central heating. Following a scheme of refurbishment, the property would be suitable for occupation or investment purposes and there is potential to convert back to a two bedroomed house subject to gaining any necessary planning consents. Please note the property is a cash buy only.

### Situated

Off Victoria Road which in turn is off Aigburth Road in a popular and well-established residential area within walking distance to Sefton Park. The property is approximately 4 miles from Liverpool city centre.

### Ground Floor

Vestibule, Living Room, Kitchen/  
Diner

### Council Tax Band

A

### First Floor

One Bedroom, Shower Room/  
WC

### Joint Agent

Atlas Estates



### Outside

Yard to rear

### EPC Rating

C

