

LOT  
**21**

3 Walton Hall Avenue, Liverpool L4 6UD

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A four bedroomed end terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £8,400 per annum. However, it will be vacant on completion. Following modernisation and a scheme or refurbishment works the property would be suitable for investment purposes with the potential rental income being approximately £10,200 per annum.

### Situated

Fronting Walton Hall Avenue between Walton Village and Queens Drive in a popular and well established residential location close to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room,  
Third Reception room, Kitchen.

### Council Tax Band

B

### First Floor

Four Bedrooms, Bathroom/WC.

### Outside

Yard to the rear.

### EPC Rating

D

