

LOT

2

2 Winchester Road, Liverpool L6 0BR

GUIDE PRICE **£78,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed end of terrace property benefiting from double glazing and central heating. The property is in good condition and would be suitable for immediate occupation or investment purposes with the potential rental income being approximately £9,600 Per annum

### Situated

Off Townsend Lane within walking distance to Liverpool Football Club and close proximity to local amenities with good transport links and schooling. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining room,  
Kitchen, Utility room.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Yard to Rear.

### EPC Rating

E.

**Note** We are advised by the vendors that the property has since had external insulation installed and therefore, it is likely to have a better rating should a new EPC be carried out.

### Council Tax Band

A



### Joint Agent

Entwistle Green

