

LOT  
**38**

**32 Ionic Road, Liverpool L13 3DU**

GUIDE PRICE **£90,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed middle-terraced property benefitting from double glazing and central heating. Following a scheme of refurbishment works and modernisation, the property would be suitable for resale, occupation or investment purposes with a potential rental income of approximately £10,500 per annum.

### Situated

Off Derby Lane in a popular and well-established residential area close to Doric Park, Old Swan Shopping, shopping and transport links and is approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, two Reception Rooms,  
Kitchen

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to Rear

### EPC Rating

D

### Council Tax Band

A

