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**17**

**16 Gleneagles Road, Childwall, Liverpool L16 3NL**

**GUIDE PRICE £150,000+\***

**VACANT RESIDENTIAL**

### Description

A three bedroomed semi-detached house benefiting from central heating, gardens to the front and rear and a driveway. Following modernisation, the property would be suitable for occupation or investment purposes with the potential rental income being approximately £15,000 per annum. There is also potential to extend to the rear subject to obtaining the necessary consents. Please note the property is suitable for cash buyers only.

### Situated

Off Bowring Park Road (A5080) in a popular and well-established residential location within close proximity to local amenities, schooling, transport links and Court Hey Park. Approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Kitchen.

### Council Tax Band

B

### First Floor

Three Bedrooms, Bathroom/WC.

### Note

We believe Japanese Knotweed is present at the property.

### Outside

Front and Rear Gardens,  
Driveway.

### Tenure

Freehold

### EPC Rating

TBC

