

LOT  
**25**

**31 Holmes Street, Liverpool L8 0RH**

**GUIDE PRICE £70,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following cosmetic works the property would be suitable for investment purposes with a potential rental income of approximately £10,200 per annum.

### Situated

Off Smithdown Road in a popular and well established residential location close to local amenities, schooling and good transport links approximately 3 miles from Liverpool city centre.

### Ground Floor

Through Lounge/Dining Room,  
Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms.

### Outside

Yard to the rear.

### EPC Rating

D

### Council Tax Band

A

### Tenure

Freehold

