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**45**

**100 Gainsborough Road, Liverpool L15 3HX**

**GUIDE PRICE £100,000+\***

**VACANT RESIDENTIAL**

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £13,200 per annum. The property could also be used as an Air Bnb investment opportunity, subject to gaining the necessary consents.

### Situated

Off Smithdown Road in a popular and well established residential location within close proximity to local amenities, schooling, universities, transport links and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room, Dining Room, Kitchen

### Council Tax Band

A

### First Floor

Three Bedrooms, Bathroom/WC

### Tenure

Freehold

### Outside

Yard to the rear

### Joint Agent

Select Homes

### EPC Rating

D

