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## 26 Derby Lane, Old Swan, Liverpool L13 3DL

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed end of terraced house in need of a full upgrade and refurbishment scheme. Once upgraded the property would be suitable for occupation or investment purposes with a potential rental income of approximately £11,400 per annum.

### Situated

Fronting Derby Lane just off Queens Drive (A5058) within the Old Swan District of Liverpool and within easy access to local amenities, approximately 4 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Living Room,  
Dining Room, Third Reception  
Room, Kitchen

### Tenure

Freehold

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to rear, Brick Outbuilding.

### EPC Rating

TBC

### Council Tax Band

A

