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**22**

## 16 Seafore Close, Lydiate, Liverpool L31 2JS

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed mid-town house benefiting from double glazing, central heating and front and rear gardens. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £10,200 per annum. This property is suitable for cash buyers only.

### Situated

On an estate of similar houses off Southport Road (A51471) within close proximity to local amenities, schooling and a short distance to Maghull Shopping Parade. Approximately 11 miles from Liverpool city centre.

### Ground Floor

Hall, WC, Kitchen, Lounge with french doors, Dining Room.

### Tenure

Leasehold

### First Floor

Three Bedrooms, Bathroom/WC.

### Joint Agent

Entwistle Green

### Outside

Front and Rear Gardens.



### EPC Rating

D

### Council Tax Band

A

