

LOT  
**33**

164 Utting Avenue, Liverpool L4 7TB

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom semi-detached house benefiting from double glazing, central heating, Gardens front and rear and a driveway. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes with a potential rental income being approximately £15,600 per annum. There is potential for extending to the rear subject to any necessary consents.

### Situated

Fronting Utting Avenue in a popular and well established residential location close to local amenities, transport links and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room, Dining Room, Kitchen.

### Council Tax Band

B

### First Floor

Three Bedrooms, Bathroom/WC.

### Tenure

Freehold

### Outside

Gardens Front and Rear,  
Driveway and Brick Outbuilding.

### EPC Rating

D

