

LOT  
**39**

**58 Aspes Road, West Derby, Liverpool L12 6QD**

**GUIDE PRICE £100,000+\***

VACANT RESIDENTIAL

### Description

A good sized three bedroomed semi-detached property benefitting from double glazing, central heating, front and rear gardens and off road parking. Following modernisation, the property would be suitable for occupation or investment purposes. The potential rental income is approximately £12,000 per annum

### Situated

Off Yew Tree Lane which in turn is off Princess Drive in a popular and well-established residential area close to local amenities and a short distance to West Derby Village bars and restaurants, schooling with good transport links. The property is approximately 7 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Open plan kitchen/  
dining room

### Council Tax Band

A

### First Floor

Three Bedrooms, Bathroom/WC

### Tenure

Freehold

### Outside

Front garden and driveway. large  
Rear Garden

### EPC Rating

TBC

