

LOT  
**48**

**9 Esmond Street, Liverpool L6 5AY**

**GUIDE PRICE £70,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with the potential rental income being approximately £10,200 per annum.

### Situated

Off Breck Road (A580) in a popular and well-established location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to rear.

### EPC Rating

TBC

### Council Tax Band

A

### Tenure

Freehold

