

LOT

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38a Rawlins Street, Fairfield, Liverpool L7 0JF

GUIDE PRICE **£155,000+**\*

VACANT RESIDENTIAL

### Description

A four bedroom semi-detached house benefiting from double glazing, central heating, gardens and a driveway. Following minor cosmetic work the property would be suitable for occupation or investment purposes. The potential rental income if let to 4 tenants is approximately £23,000 per annum.

### Situated

Off Prescott Road in a popular and well established residential location close to local amenities, Newsham Park, schooling with good transport links approximately 3 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hallway, Communal Lounge, one Letting Room with ensuite bathroom/WC, Kitchen.

### Council Tax Band

B

### Tenure

Freehold

### First Floor

Three Letting Rooms, Bathroom/WC.

### Outside

Driveway, Yard to the rear.

### EPC Rating

D

