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46 Adelaide Road, Kensington, Liverpool L7 8SQ

GUIDE PRICE **£115,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced house benefitting from double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £11,400 per annum.

### Situated

Off Kensington High Street (A57) in a popular and well-established residential location close to local amenities, the University of Liverpool, Royal Liverpool Hospital and transport links. Approximately 2 miles from Liverpool city centre.

### Basement

Cellar – not inspected

### Council Tax Band

A

### Ground Floor

Hall, Through Living Room/  
Dining Room with French doors,  
Kitchen.

### EPC Rating

D

### Tenure

Freehold

### First Floor

Two Bedrooms, Bathroom/WC

### Second Floor

Stairs to further bedroom.

### Outside

Yard to rear.

