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**57**

117 Crosby Road South, Seaforth, Liverpool L21 1ES

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A four bedroom end terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment and modernisation works the property would be suitable for resale, occupation or investment purposes. The potential rental income is approximately £12,000 per annum.

### Situated

Fronting Crosby Road South on the corner of Riversale Road in a popular and well established residential location close to local amenities, schooling with good transport links approximately 6 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hallway, two  
Reception Rooms, Kitchen/Diner.

### Tenure

Freehold

### First Floor

Four Bedrooms, Bathroom,  
Separate WC.

### Outside

Yard to the rear.

### EPC Rating

C

### Council Tax Band

A

