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ON BEHALF OF A HOUSING ASSOCIATION

44 Holmes Street, Liverpool L8 0RJ

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

Off Smithdown Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

### Ground Floor

Vestibule, Through Living  
Room/Dining Room, Kitchen,  
Bathroom/WC

### Tenure

Freehold

### First Floor

Two Bedrooms

### Outside

Yard to the rear

### EPC Rating

TBC

### Council Tax Band

A

