

On behalf of a Housing Association

LOT  
**47**

**45 Moscow Drive, Liverpool L13 7DF**  
**VACANT RESIDENTIAL**

Guide price **£65,000+**



Not to scale. For identification purposes only

**The property comprises a mainly two storey mid terraced house which has been converted to provide two self contained flats sharing the same front entrance. The property benefits from an intercom system.**

#### **Situated**

The property is situated in an area of late Victorian terraced and semi-detached houses. Access is from Green Lane and there is local shopping available with shops on West Derby Road and Old Swan.

#### **Ground Floor**

Common entrance hall.  
**Flat 1** – Hall, Living Room, Kitchen, Bathroom/WC, Bedroom.

#### **First Floor**

**Flat 2** – Hall, Boxroom, Living Room, Kitchen/breakfast Room, Bedroom, Bathroom/wc.

#### **Second Floor**

Landing, Bedroom.

#### **Outside**

There is a small garden area to the front and a yard area to the rear.