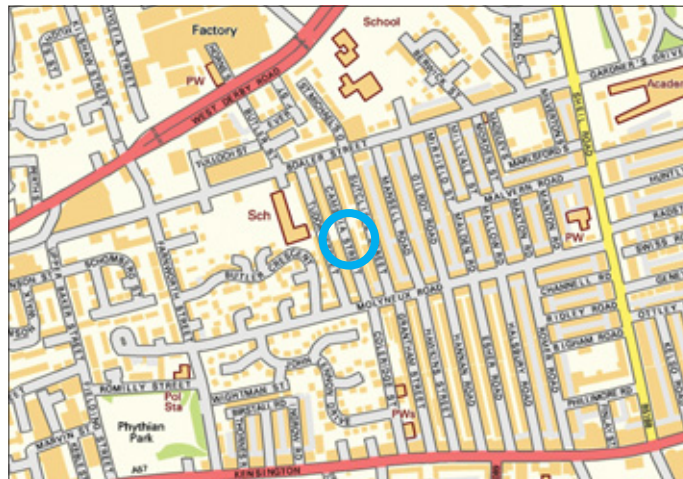


LOT  
**31**

## 53 Cambria Street, Liverpool L6 6AP

VACANT RESIDENTIAL

**GUIDE PRICE £40,000 - £45,000**



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Not to scale. For identification purposes only

A 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property has recently been fully refurbished to new include a new kitchen, bathroom and new carpets throughout. The property is suitable for immediate investment purposes. The potential annual rental income being in excess of £5400.

**Situated** Off Molyneux Road in a popular residential location within close proximity to local amenities and schooling, approximately 2.5 miles from Liverpool City centre.

### **First Floor**

Two bedrooms

### **Outside**

Yard to the rear

### **Ground Floor**

Lounge/diner, kitchen, bathroom/  
WC