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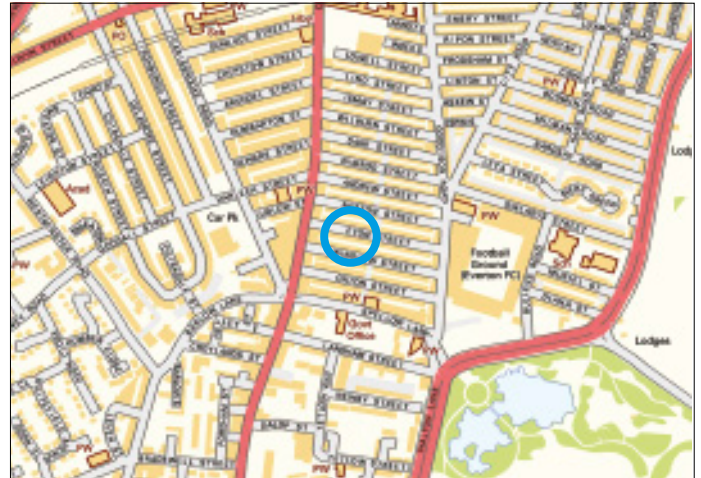
**21 Eton Street, Liverpool L4 4DN**

**\*GUIDE PRICE £35,000 - £40,000**



### VACANT 2 BED MIDDLE TERRACED PROPERTY

**Description** A 2 bedroomed middle terraced property benefiting from double glazing. The property would be suitable for investment purposes following repair and modernisation. The potential annual rental income being in excess of £5400.00.



Not to scale. For identification purposes only

**Situated** Off County Road and Goodison Road within walking distance to Everton Football Club and within close proximity to local amenities approximately 2 miles from Liverpool City Centre.

### Ground Floor

Hall, Lounge, Dining room, Kitchen.

### First Floor

2 Bedrooms, Bathroom/W.C.

### Outside

Yard.