

LOT

80

1 James Street, Garston, Liverpool L19 2LS

*GUIDE PRICE £70,000+



- **A three bedroomed end of terrace property which has been recently refurbished throughout to a high standard**

Description A three bedroomed end of terrace property which has recently been fully refurbished throughout to a high standard to include double glazing, central heating, new flooring and carpets and a newly fitted kitchen and two bathrooms. The property would be suitable for immediate occupation or investment purposes. If let to three students at £77.00 per room the potential rental income would be in excess of £12,000 per annum.

Situated Off St Marys Road in a popular and well established residential location within close proximity to Garston Village amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor Living Room, Kitchen/Diner, Shower Room/WC

First Floor Two Bedrooms, Bathroom/WC.

Second Floor One Further Bedroom

Outside Decked yard.