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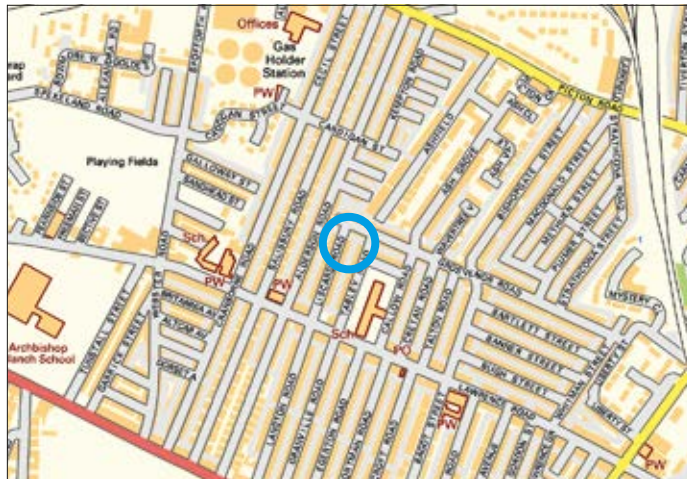
8 Grosvenor Road, Wavertree, Liverpool L15 0HA

\*GUIDE PRICE £55,000–£60,000



- **Two bed end terrace. Double glazing. Central heating.**

**Description** A two bedroomed end terraced property benefiting from double glazing, central heating, alarm system and fitted kitchen to include white goods. Following modernisation the property would be suitable for occupation or investment purposes. The property has previously been let to three students and has been fitted with fire alarms and fire safety doors. There is a potential to let the property on a per room basis to three students at a rental of £85 each per week the potential rental income could be in excess of £13,260 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Grosvenor Road just off Bagot Street near Lawrence Road in a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

**Ground Floor** Hall, Lounge, Open plan Dining room/Kitchen.

**First Floor** Two Bedrooms, Bathroom/WC

**Outside** Yard to the rear.

**EPC Rating** D