

LOT

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## 33 Cecil Street, Wavertree, Liverpool L15 1HP

\*GUIDE PRICE £75,000–£85,000



Not to scale. For identification purposes only

- **A vacant three bed mid terrace. Double glazing. Central heating.**

**Description** A three bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes following decoration. If let to 4 students at £75.00 pppw the potential rental income is in excess of £15,600.

**Situated** Off Picton Road in an established and popular residential location within easy reach of Smithdown Road and Picton Road amenities, schooling and approximately 3 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

**EPC Rating** E

**Ground Floor** Hall, Dining Room, Open Plan Lounge/Kitchen