

LOT

122

14 Yew Tree Road, Walton, Liverpool L9 1AL

\*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- **Four bed mid terrace. Double glazing. Requires full refurbishment.**

**Description** A good sized four bedroomed middle terraced property benefiting from double glazing. Following a full refurbishment scheme the property would be suitable for occupation, resale or investment purposes with a potential income of £7,800 per annum. The property would also be suitable for a HMO conversion subject to any necessary consents with a potential rental income of in excess of £26,000 per annum.

**Situated** Off Rice Lane (A59) within close proximity to Walton Vale amenities, Orrell Park Train Station, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor** Hall, two Reception Rooms, Dining Room, Kitchen.

**First Floor** Four Bedrooms (one with Dressing Room), Shower Room/W.C

**Outside** Rear Yard, Brick Outhouse, WC