

LOT  
**56**

**89 Cambria Street, Liverpool L6 6AP**

**\*GUIDE PRICE £25,000+**



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Not to scale. For identification purposes only

**Situated** Off Molyneux Road in a popular residential location close to local amenities. Liverpool city centre is approximately 3 miles away.

**Ground Floor** Lounge, Dining Room, Kitchen, Bathroom/WC

**First Floor** Two Bedrooms

**Outside** Yard to the rear.

- **Two bed mid terrace. In need of a full upgrade and refurbishment scheme.**

**Description** A two bedroomed mid terrace property in need of a full upgrade and refurbishment scheme. Once upgraded the property would be suitable for investment purposes. If let to three students at £75 pw the potential rental income is in excess of £11,700.