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# 41 Vanbrugh Crescent, Liverpool L4 7TY

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **Three bedroomed semi detached property. Double glazing. Central heating.**

**Description** A vacant three bedroomed semi-detached property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes with a potential annual income of in excess of £6,600 per annum.

**Situated** Off Vanbrugh Road which in turn is off Townsend Lane close to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor** Hall, Lounge, Dining room, Kitchen.

**First Floor** Three bedrooms, Bathroom, Separate WC

**Outside** Gardens front, side and rear.

**EPC Rating** D