

LOT

39

56 Woolton Road, Wavertree, Liverpool L15 6TD

*GUIDE PRICE £190,000+



Not to scale. For identification purposes only

- **A three bed semi-detached property. Double glazing. Central heating. Driveway. Garage. Gardens.**

Description A well presented three bedroomed semi detached property benefiting from double glazing, central heating, garage, driveway and gardens. The property would be suitable for immediate occupation or investment purposes. The potential rental income is approximately £10,800.00 per annum. There is potential to extend the property to the side and rear (subject to any necessary consent).

Situated Off Church Road North in a very popular and well established residential location within close proximity to local shopping amenities, Allerton Road, Woolton Village, schooling and transport links.

Ground Floor Porch Entrance, Reception Hall, Through Living Room/Dining Room, Morning Room/Kitchen

First Floor Three Bedrooms, Bathroom/WC with Walk In Shower.

Outside Gardens Front & Rear, Garage, Driveway.