

LOT  
**61**

# 29 Clifton Road East, Liverpool L6 4EB

\*GUIDE PRICE £50,000–£60,000



Not to scale. For identification purposes only

- **A three bed mid terrace. Double glazing. Electric heating. Potential rental income £12,480pa.**

**Description** A three bedroomed middle terraced property benefiting from double glazing and electric heating. Following modernisation the property would be suitable for occupation or investment purposes. If let to 3 individuals at £80 pppw the potential rental income being in excess of £12,480 per annum.

**Situated** Off West Derby Road in a popular and well established residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor** Hall, Through Lounge/Dining Room, Kitchen.

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

### **Loft**

One further room accessed via a pull down ladder.

**Outside** Yard to the rear.

**EPC Rating** F