

LOT  
**43**

# 31 Primrose Court, Liverpool L36 8DH

GUIDE PRICE - £40,000+



- **A vacant 3 bedroomed semi detached property.**

**Description** A vacant 3 bedroomed semi detached property benefiting from a new kitchen, double glazing, central heating (boiler removed), driveway and gardens. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,000.00 per annum.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

**Situated** Within a Cul-De-Sac off Hillside Avenue in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

**Ground Floor** Hall, Lounge, Kitchen/Diner, WC.

**First Floor** Landing, 3 Bedrooms, Bathroom/WC, Store.

**Outside** Front Driveway, Rear Garden.

**NB** There are some broken glass panes which need replacing and some bathroom fittings need replacing/renewing.