

LOT  
72

31 Esmond Street, Liverpool L6 5AY

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

- A two bedroomed middle terraced house
- Double glazing • Central heating

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following a scheme of modernisation and refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum.

**Situated** Off Breck Road in a popular location close to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

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

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

**Outside** Yard to the rear.

**EPC Rating** C

