

LOT  
48

39 Gilroy Road, Kensington, Liverpool L6 6BG

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

- Three bed terrace • In need of refurbishment

A three bedroomed middle terraced house in need of repair and modernisation. Once upgraded the property would be suitable for occupation, resale or investment purposes. If let to 4 tenants at £85ppw the potential rental income is approximately £17,680 per annum.

**Situated** Off Boaler Street which in turn is off Sheil Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

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

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

**Outside** Yard to the rear

