

LOT
76

74 Hawkins Street, Liverpool L6 6BZ

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

- Two/three bed middle terraced house
- Double glazing
- Central heating

A two/three bedroomed middle terraced house plus loft room benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. If let at £85pppw the potential income being in excess of £13,260 per annum.

Situated Off Molyneux Road in a popular and well established residential location within close proximity to Kensington shopping amenities, schooling and approximately 3.5 miles from Liverpool city centre.

Loft Room (not measured)

Outside Yard to the rear.

Note Please note Sutton Kersh have not internally inspected the property.

Ground Floor Vestibule, Kitchen 11'5" × 7'6" (3.473m × 2.290m), Reception room 11'8" × 8'1" (3.563m × 2.456m), Dining room 11'3" × 11'9" (3.44m × 3.582m), Shower room/W.C 4'7" × 5'7" (1.390m × 1.699m)

EPC Rating D

First Floor Two Bedrooms. 10'5" × 8'11" (3.185m × 2.716m) and 11'1" × 9'11" (3.44m × 3.582m)

