

LOT  
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38 Millvale Street, Liverpool L6 6BB

GUIDE PRICE **£45,000+\***

VACANT RESIDENTIAL

- A two/three bed roomed middle terraced house
- Double glazing • Central heating

A two/three bed roomed middle terraced house benefiting from double glazing and central heating. Following upgrade and modernisation the property would be suitable for occupation or investment purposes. If let to 3 individuals at £85 pppw the potential income being in excess of £13,260 Per annum.

**Situated** Off Malvern Road which in turn is off Sheil Road in a popular and well established residential location within close proximity to Kensington shopping amenities, schooling and approximately 1 miles from Liverpool city centre.

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

**Ground Floor** Vestibule, Kitchen, Reception room, Dining room, Utility room.

**First Floor** Two Bedrooms, Bathroom/W.C.

**Outside** Yard to the rear.

