

LOT  
86

45 Hampstead Road, Liverpool L6 8NQ

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

- A four bed end of terrace • Double glazing
- Central heating

A four bedroomed end of terrace property benefiting from majority double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. If the property was let to 6 tenants at £85ppw the potential rental income is approximately £26,520 per annum.

**Situated** Off Balmoral Road in a popular and well established residential location within walking distance to Newsham Park, local amenities, Tuebrook amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor** Hall, Front Living Room, Rear Living Room, Kitchen, Utility Room

**First Floor** Four Bedrooms, Bathroom/WC

**Outside** Yard to the rear

