

LOT

17

12 Mirfield Street, Liverpool L6 6BD

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

- A two bed mid terrace • Double glazing
- Central heating • In need of refurbishment works

A two bed roomed middle terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately £6,000 per annum.

**Situated** Just off Molyneux Road and Boaler Street in a popular and well established residential location within close proximity to local shopping amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

**Ground Floor** Lounge, Kitchen, Bathroom, Shower Room/WC.

**First Floor** Two Bedrooms.

**Outside** Yard to Rear.

