

LOT

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53 Oak Leigh, Tuebrook, Liverpool L13 7EN

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

- Two bedroom end of terrace house
- Double glazing
- Central heating

A two bedroom end of terrace house benefitting from double glazing and central heating. Following a scheme of refurbishment works and modernisation, the property would be suitable for investment purposes with a potential rental annual income of £6000 per annum.

**Situated** Off West Derby Road, in a popular and well established residential location close to local amenities, schooling, Newsham Park, transport links and approximately 3 miles from Liverpool city centre.

**Ground Floor** Vestibule through Living Room/Dining Room, Kitchen

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

**Outside** Yard to Rear

