

LOT  
47

146 Cranborne Road, Wavertree, Liverpool L15 2HZ

GUIDE PRICE **£95,000+**\*

VACANT RESIDENTIAL

- A three/four bedroom middle terraced house
- Double glazing • Central heating

A three/four bedroomed middle terraced house benefiting from double glazing and central heating. The property is in need of modernisation. The property would be suitable for investment purposes and if let to four individual tenants at £80pppw the potential rental income would be approximately £16,640 per annum. There is potential to extend the kitchen and also carry out a loft conversion to provide another lettable bedroom. Subject to gaining any necessary planning consents.

**Situated** Off Smithdown Road in a popular and well established residential location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Note** Please note Sutton Kersh have not carried out an internal inspection, all information has been provided by the seller.

**Ground Floor** Hall, two Reception Rooms, Kitchen, Bathroom/WC

**First Floor** Three Bedrooms

**Outside** Yard to the rear.

