

LOT
94

9 Ellerslie Road, Liverpool L13 8AR

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

- Four bedroomed middle terraced house
- Double glazing • Central heating

A vacant four bedroomed middle terraced property benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once updated would be suitable for a number of uses including occupation, investment or HMO purposes, subject to gaining any necessary consents. If the property was let to 5 tenants at a rental income of £75pppw the potential rental income would be in excess of £19,500 per annum.

Situated Off Victoria Road which is in turn off West Derby Road in a popular and well established residential location close to local amenities, transport links, schooling and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear



Ground Floor Hall, Two Reception Rooms, Kitchen, Utility Room

First Floor Three Bedrooms, Box Room, Bathroom/WC

Second Floor Attic Room