

LOT  
89

19 Jermyn Street, Liverpool L8 2XA

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A five bedroomed extended three storey middle terraced house in a derelict state of repair and in need of a full upgrade and scheme of refurbishment works. Once upgraded the property would be suitable for occupation, resale or investment purposes. Alternatively, there is potential for the property to be converted to provide three x self-contained flats, subject to the necessary consents, with the potential rental income being £18,000 per annum.

### Situated

Between Granby Street and Princes Avenue within close proximity to local amenities, schooling, transport links, Princes Park and Sefton Park. Approximately 2 miles from Liverpool city centre.

### Presumed Accommodation Ground Floor

Hallway, three Reception Rooms, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Second Floor

Two Further Bedrooms.

### Outside

Yard to rear

### EPC Rating

TBC

### Note

The property is in a derelict state of repair therefore, the layout details are assumed as neither the vendor or Sutton Kersh have carried out an internal inspection.



### Council Tax

We are advised that the property does not have a council tax band due to its current condition. Therefore, council tax is not payable at present.