

# 48 Brook Vale, Waterloo, Liverpool L22 3YB

## GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

### **Description**

A three bedroomed semi-detached house benefiting from double glazing and gardens. The property is in need of a full upgrade and scheme of refurbishment works. Following which it would be suitable for occupation, re-sale or investment purposes. Suitable for cash buyers only.

#### Situated

Fronting Brook Vale in a popular and well established residential location within close proximity to local amenities, schooling and transport links. Approximately 6 miles from Liverpool city centre.

#### **Ground Floor**

Entrance Hall, two Reception rooms, Kitchen.

#### **First Floor**

Three Bedrooms, Wet room/WC.

#### Outside

Front and Rear Gardens

#### **EPC** Rating

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