

LOT  
**58**

5a Molyneux Road, Kensington, Liverpool L6 9AG

GUIDE PRICE **£38,000+\***

VACANT RESIDENTIAL

### Description

A one bedroom purpose built first floor flat benefitting from double glazing and central heating. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £5,400.00 per annum.

### Situated

Fronting Molyneux Road just off Farnworth Street in a popular and well established location close to local amenities and approximately 2.5 miles from Liverpool city centre.

### Ground Floor

Entrance Hallway.

### First Floor

Hallway, Lounge, Kitchen,  
Bathroom/WC, Bedroom, Office/  
Dressing Room.

### Outside

Private Rear Garden. Off Road  
parking

### EPC Rating

C.

### Council Tax Band

A.

