

LOT  
**106**

48 Lansbury Road, Huyton, Liverpool L36 0UB

GUIDE PRICE **£125,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroom mid-town house benefitting from double glazing, central heating, a large conservatory and gardens to the front and rear with off road parking. The property is in good condition and is currently let by way of an Assured Shorthold Tenancy holding over producing £6240 per annum. The property is underlet and the potential estimated current market rent is approximately £1000 pcm. We are advised the property has recently had a new roof, a new kitchen and bathroom. We have not inspected the property and all information has been supplied the vendor.

### Situated

Off Attlee Road which in turn is off Seel Road in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 7 miles from Liverpool City Centre.

### Ground Floor

Hall, 2 Living Rooms, Breakfast/  
Kitchen, Large Conservatory

### First Floor

3 Bedrooms, Bathroom/WC

### Outside

Gardens to the front and rear.  
Driveway Large outbuilding. GET

READY TO BID BY VISITING THE  
AUCTIONEERS WEBSITE

### EPC Rating

TBC

### Council Tax Band

TBC

