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58

9 Talbotville Road, Liverpool L13 4BH

GUIDE PRICE **£140,000+**\*

VACANT RESIDENTIAL

### Description

A good sized four bedroom semi-detached period property benefitting from central heating and a large rear garden. The property has bags of potential and is a blank canvas to provide excellent family accommodation once refurbished. The property is suitable for Cash Purchase Only.

### Situated

Off Warnerville Road which in turn is off Queens Drive in a popular and well-established residential location, close to local amenities, the new Retail Park, schooling and transport links. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Porch, Hall, Living Room,  
Dining Room, Morning Room,  
Breakfast/Kitchen, WC

### EPC Rating

D

### Council Tax Band

C

### First Floor

Four Bedrooms, Bathroom,  
Separate WC

### Joint Agent

Entwistle Green

### Outside

Large south facing Garden to the rear. On Street Parking.

