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**43**

43 Elms House Road, Liverpool L13 2BN

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, gardens to the front and rear and off road parking. The property is a blank canvas and Following refurbishment and modernisation would make an fantastic family home or suitable for re-sale or investment purposes. The potential rental income is approximately £12,000 per annum. There is also potential to extend the property to the rear and also provide a loft conversion, subject to any consents.

### Situated

Off St. Oswald's Street in a popular and well-established residential location within walking distance to Liverpool Shopping Park, Old Swan amenities, schooling and approximately 3 miles to Liverpool city centre.

### Ground Floor

Hall, Lounge, Breakfast/Kitchen, WC.

### Council Tax Band

A

### First Floor

Three Bedrooms, Bathroom.

### Outside

Driveway, Front and Rear Gardens.

### EPC Rating

D

