

LOT  
**53**

264 Binns Road, Liverpool L13 1BS

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom middle terraced house benefitting from double glazing, central heating and a single storey ground floor extension. Following a scheme of refurbishment works the property would be suitable for occupation, re sale or investment purposes. The potential rental income is approximately £8,100 per annum.

### Situated

Off Rathbone Road in a popular and well established residential location within close proximity to the new Edge Lane Retail Park, local amenities, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room/  
Dining Room, Extended Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to rear.

### EPC Rating

TBC

### Council Tax Band

A

### Joint Agent

Entwistle Green

