

LOT  
**44**

46 Kempton Road, Liverpool L15 1HF

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom mid terraced house benefitting from double glazing, central heating and a new boiler. The property would be suitable for occupation or investment purposes. The potential rental income is approximately £8,400 per annum.

### Situated

Off Picton Road (B5178) in a popular and well established residential location close to local amenities, schooling, Wavertree Retail Park and transport links. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to the rear

### EPC Rating

D

### Council Tax Band

A

