

LOT  
**20**

114 Eastbourne Road, Walton, Liverpool L9 0JQ

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom end of terraced house benefiting double glazing and central heating. Following modernisation and a scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes. The potential rental income being in excess of £10,200 per annum.

### Situated

Off Warbreck Moor (A59) in a popular and well established residential location close to local amenities, Aintree Racecourse and transport links. Approximately 6.5 miles from Liverpool City Centre.

### Ground Floor

Hall, Through Living Room  
/ Dining Room, Kitchen,  
Bathroom/WC

### First Floor

3 Bedrooms

### Outside

Yard to the Rear

### EPC Rating

D

### Council Tax Band

A

