

LOT  
**54**

13 Sydney Street, Liverpool. L9 4SW

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom mid terraced house benefitting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for resale, occupation or investment purposes. The potential rental income being in excess of £8400 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 miles from Liverpool City Centre.

### Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen

### Joint Agent

Core Property Management



### First Floor

2 Bedrooms, Bathroom/WC

### Outside

Yard to the Rear

### Council Tax Band

A

### EPC Rating

E

