

LOT  
**65**

16 Ettington Road, Liverpool L4 2SX

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed end of terrace house benefitting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation, re sale or investment purposes with a potential rental income of approximately £8,700 per annum. Please note the property is suitable for cash buyers only.

### Situated

Off Clapham Road which in turn is off Priory Road in a popular and well established residential location within easy access to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool City Centre.

### Ground Floor

Porch, Hall, Living Room, Dining Room, Kitchen.

### Council Tax Band

A

### First Floor

Bathroom/WC, Three Bedrooms,

### Outside

Yard To Rear and Brick Outbuilding

### EPC Rating

F

