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**22**

# 11 Nansen Grove, Liverpool L4 5TB

GUIDE PRICE **£60,000+\***

VACANT RESIDENTIAL

## Description

A two bedroomed middle terraced house benefitting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £7,200 per annum.

## Situated

Off Luxmore Road which in turn is off Walton Lane in a popular location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

## Ground Floor

Hall, Two Reception Rooms,  
Kitchen

## Joint Agent

James Kristian



## First Floor

Two Bedrooms, Bathroom/WC  
(which is accessed via the second  
bedroom)

## Outside

Yard to the rear.

## EPC Rating

D

## Council Tax Band

A

