

LOT  
**35**

5 Beaconsfield Street, Liverpool L8 2UU

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

### Description

A three storey dormer style three bedroomed middle terraced house benefitting from double glazing and central heating. Following a full upgrade and scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes. Once refurbished the potential rental income is approximately £10,200 per annum. Please note this property is suitable for cash purchasers only.

### Situated

Off Granby Street and Princess Avenue in a popular residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 1 miles away.

### Ground Floor

Hallway, Through Lounge/  
Dining Room, Kitchen.

### EPC Rating

TBC

### Council Tax Band

A

### First Floor

Bathroom/WC, Wetroom,  
Bathroom/WC, Two Bedrooms.

### Joint Agent

Entwistle Green

### Second Floor

One Further Bedroom.

### Outside

Yard to rear.

