

LOT  
**43**

98 Acanthus Road, Old Swan, Liverpool L13 3DZ

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

### Description

A three bed mid town house benefiting from double glazing, central heating and front and rear gardens. Following minor cosmetic work the property would be suitable for occupation or investment purposes. The potential rental income is approximately £10,500 per annum.

### Situated

Off Derby Lane and Queens Drive in the heart of Old Swan and within close proximity to schooling, transport links and approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Kitchen,  
Bathroom/WC, Garden Room

### Joint Agent

Entwistle Green



### First Floor

Three Bedrooms

### Outside

Front and Rear Gardens

### EPC Rating

D

### Council Tax Band

A

