

LOT  
28

3 Cliff Street, Liverpool L7 2PX

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced house benefitting from partial double glazing. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £8,400 per annum.

### Situated

Off Holt Road in an popular and well established residential location close to local amenities and transport links and approximately 2.5 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room, Dining Room, Kitchen (no fittings)

### Note

Please note there is a 6 week completion with this property. Cash buyers only.

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to rear

### Council Tax Band

A

### EPC Rating

G

