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## 35 Hornbeam Road, Walton, Liverpool L9 1JA

VACANT RESIDENTIAL

Guide price **£60–65,000**



Not to scale. For identification purposes only

**A three bedroomed modern detached property benefiting from double glazing, central heating, front, rear and side gardens, conservatory and off road parking. The property would be suitable for occupation or investment purposes following refurbishment.**

### **Situated**

On an estate of similar property off Blackthorne Road which in turn is off Walton Hall Avenue (A580) in a popular and well established residential location within easy

access to Walton Hall Park and approximately 3 miles from Liverpool city centre.

### **Ground Floor**

Hall, Through Lounge, Kitchen, Cloakroom.

### **First Floor**

Three Bedrooms, Bathroom/WC

### **Outside**

Gardens front, side & rear. Driveway