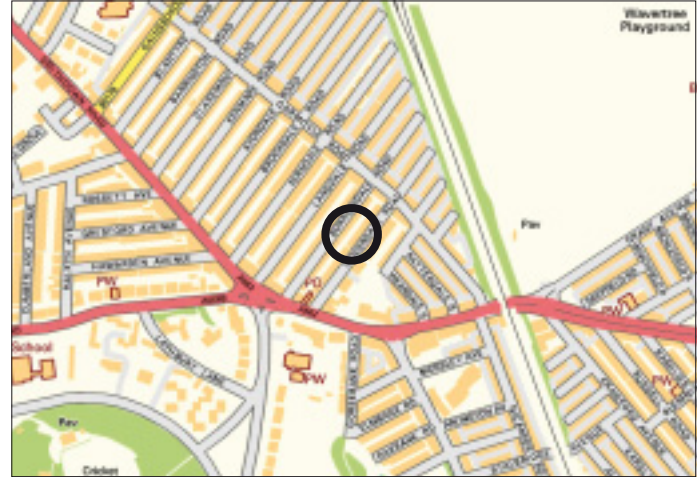


LOT  
**46**

## 32 Borrowdale Road, Liverpool L15 3LE

VACANT RESIDENTIAL

Guide price **£150,000 +**



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Not to scale. For identification purposes only

**A vacant 4 bedroomed double fronted middle terraced property which following a full upgrade and refurbishment scheme would be suitable for family occupation, student investment, hmo for 6/7 tenants or resale. When fully let to 7 students the potential annual rental income is in excess of £18,000.**

### **Situated**

Between Smithdown Road and Garmoye Road in a very popular residential location within easy reach of Sefton Park, local amenities,

schooling and approximately 3.5 miles from Liverpool City Centre.

### **Ground Floor**

Hall, 2 Front Reception Rooms, Dining Room, Kitchen.

### **First Floor**

3 Bedrooms, Bathroom/WC.

### **Second Floor**

1 Further Room with potential to convert back into 2 rooms.

### **Outside**

Yard to the Rear.