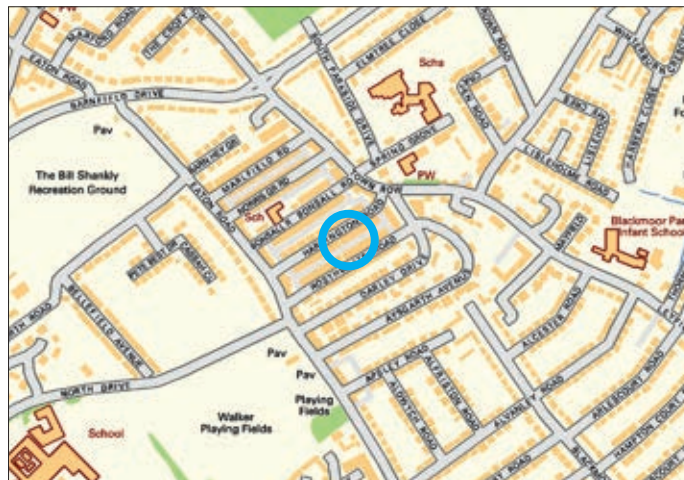


LOT

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**23 Hartington Road, West Derby, Liverpool L12 8QN**

VACANT RESIDENTIAL

**GUIDE PRICE £65,000–£70,000**

Not to scale. For identification purposes only

A vacant three bedroomed middle terrace property benefiting from double glazing. Following a full upgrade and refurbishment the property would be suitable for occupation, resale or investment purposes.

**Situated** Between Eaton Road and Town Row in a very popular and well established residential location within close proximity to West Derby Village, local schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor** Hall, Lounge, Dining Room, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Rear Yard.