

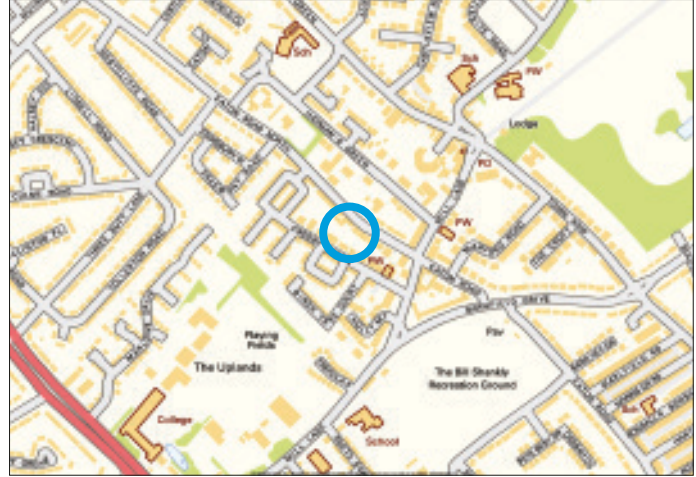
LOT  
**20**

**37 Eaton Road North, West Derby, Liverpool L12 7JN**  
**\*GUIDE PRICE £65,000 +**



**VACANT 2 BED COTTAGE PARTIALLY DOUBLE GLAZED,  
CENTRAL HEATING AND GARDENS.**

**Description** A vacant two bed roomed cottage style property benefiting from partial double glazing, central heating and front and rear gardens. Following modernisation and refurbishment the property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

**Situated**

Off Mill Lane in a popular and well established residential location within close proximity to West Derby Village, Schooling and approximately 4 miles from Liverpool City Centre.

**Ground Floor**

Lounge, Dining Kitchen, Bathroom/WC.

**First Floor**

2 Bedrooms.

**Outside**

Front and rear gardens.

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