

LOT  
**24**

**11 Birchfield Road, Walton, Liverpool L4 5US**

**\*GUIDE PRICE £45,000 +**



**A DOUBLE FRONTED 3 BEDROOMED END TERRACED PROPERTY IN NEED OF REFURBISHMENT BENEFITING FROM MAJORITY DOUBLE GLAZING.**

**Description** A double fronted 3 bedroomed end terraced property benefiting from majority double glazing. Following modernisation the property would be suitable for resale or investment purposes with a potential rental income of in excess of £6000.00 per annum. The property would also be suitable for HMO use subject to any necessary consents.



Not to scale. For identification purposes only

**Situated** Off Walton Lane in a popular residential location close by to local shopping, schooling and approximately 3 miles from Liverpool City Centre.

**Ground Floor**  
Hall, 3/4 reception rooms,  
Kitchen/Diner.

**First Floor**  
3 Double Bedrooms, Bathroom/  
W.C.

**Second Floor**  
Attic Room.

**Outside**  
Rear Yard.

**EPC Rating** D