

LOT

85

1 Etruscan Road, Old Swan, Liverpool L13 3DJ

*GUIDE PRICE £65,000+



- **Vacant 4 bed end terraced**
- **Double glazing and central heating**

Description A good sized 4 bedroomed end of terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation, re-sale or investment purposes.

Situated Off Derby Lane which in turn is off Queens Drive (A5058) in a very popular and well established residential location within close proximity to Old Swan amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor Hall, Living Room,

Dining Room, Morning Room, Kitchen.

First Floor 4 Bedrooms, Bathroom/WC.

Attic Room boarded with 2 Roof Lights suited for possible conversion, subject to any necessary consents.

Outside Rear Yard.