

LOT  
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ON BEHALF OF LIVERPOOL CITY COUNCIL

**57 Marlborough Road, Tuebrook, Liverpool L13 8EA**

**\*GUIDE PRICE £75,000+**



- **A semi detached property converted to provide four self contained units.**

**Description** A semi-detached property converted to provide four self-contained units. The property is in need of a full upgrade and refurbishment scheme. There are no fixtures or fittings.

**Situated** Off West Derby Road within close proximity to local amenities, Schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main entrance hallway.

**Flat 1** Lounge/Bedroom, Kitchen, Shower room/WC

**Flat 2** Lounge/Bedroom, Kitchen, Shower room/WC

**First Floor Flat 3** Lounge/Bedroom, Kitchen, Shower room/WC

**Flat 4** Lounge/Bedroom, Kitchen, Shower room/WC

**Outside** Large Garden to the rear.

**Fees** The purchaser is to be responsible for the cost of the council's legal and surveyor's fees, additional to the sale price, at a cost of 3% of the sale price with a minimum fee of £1,500.

