

LOT
6

52 Grant Avenue, Liverpool L15 5AY

*GUIDE PRICE £135,000+



- **Four bed end terrace. Double glazing. Central heating.**

Description A four bedroomed end of terrace property benefiting from double glazing, central heating and two bathrooms. The property would be suitable for occupation or investment purposes for 4/5 students. There is also the potential to provide a further bedroom with a loft extension, subject to any consents. The potential rental income being in excess of £22,000 per annum.



Not to scale. For identification purposes only

Situated Fronting Grant Avenue in a sought after location overlooking The Mystery Park within easy access to Allerton Road amenities, Blue Coat school and 5 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Dining Room, Kitchen, Shower Room/WC

First Floor Four Bedrooms, Bathroom/WC

Outside Yard to rear.