

LOT

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ON BEHALF OF A HOUSING ASSOCIATION

45 Garrick Street, Liverpool L7 4LE

\*GUIDE PRICE £25,000+



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Not to scale. For identification purposes only

- **Two bed mid terraced. Double glazing. Needs repair and modernisation.**

**Description** A two bedroomed middle terraced property in need of a full upgrade and refurbishment scheme. Following which the property would be suitable for investment purposes. The potential rental income is in excess of £5400.00 per annum.

**Situated** Off Smithdown Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 2 miles from Liverpool city centre.

**Ground Floor** Hall, Lounge, Dining Room, Kitchen (no fittings)

**First Floor** Two bedrooms,

Storeroom, Bathroom/WC (no fittings)

**Outside** Yard to the rear.

**EPC Rating** G