

LOT

68

4/6 Rawlins Street, Fairfield, Liverpool L7 0JF

\*GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

- **Two bed detached. Garage. Yard. Potential redevelopment.**

**Description** A vacant two bedroomed detached property benefiting from a side and rear yard together with a large garage to the side and a single storey garage to the rear. The property would be suitable for redevelopment purposes to include commercial or residential use, subject to any necessary planning consents. Alternatively, the property could be fully upgraded and suitable for occupation, resale. The rear yard and outbuildings extend to approx 223.22m<sup>2</sup> (2,402.79sq ft). The two outbuildings extend to approx 132.92m<sup>2</sup> (1,430.78sq ft) combined.

**Situated** Off Prescot Road (A57) in a popular and well established residential location within close proximity to local amenities and approximately 2.5 miles from Liverpool city centre.

**Ground Floor** Lounge, Dining Room, Kitchen, Bathroom/WC.

**First Floor** Two bedrooms.

**Outside** Rear Yard with large garage to the side and a garage to the rear.

**EPC Rating** F