

LOT
88

275 Edge Lane, Fairfield, Liverpool L7 9LB

*GUIDE PRICE £78,000+



Not to scale. For identification purposes only

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- **A vacant four bedroom three storey mid terraced property in need of modernisation. Central heating and double glazing.**

Description A vacant four bedroom three storey mid terraced property in need of modernisation. Once updated the property would be suitable for investment purposes or conversion into flats subject to gaining the necessary consents. The property benefits from central heating and double glazing. If let to 4 or 5 students at £65 per person per week the potential rental income is in excess of £13,520 per annum.

Situated At the corner of Deane Road opposite the Botanic Gardens in a popular location close to local amenities and Liverpool Royal University Hospital. Liverpool city centre is 1.5 miles away.

Ground Floor Hallway, Living Room, Dining Room, Kitchen

First Floor Landing, Bathroom/WC with additional shower cubicle, Two Bedrooms

Second Floor Landing, Two Bedrooms

Outside Yard to the rear