

LOT  
**91**

# 9 Mansell Road, Kensington, Liverpool L6 6AY

\*GUIDE PRICE £40,000–£50,000



Not to scale. For identification purposes only

- **Vacant two bedroomed middle terrace. Double glazing and central heating.**

**Description** A two bedroomed middle terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes. The potential rental income is in excess of £5400.00 per annum.

**Situated** Off Molyneux Road and Boaler Street within close proximity to local amenities, schooling, Newham Park and approximately 3 miles from Liverpool city centre.

**Ground Floor** Hall, Front Living Room, Rear Living Room, Kitchen.

**First Floor** Two Bedrooms,

Bathroom/WC with walk in Shower.

**Outside** Yard to Rear.

**Joint Agents**  
Entwistle Green

