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**48**

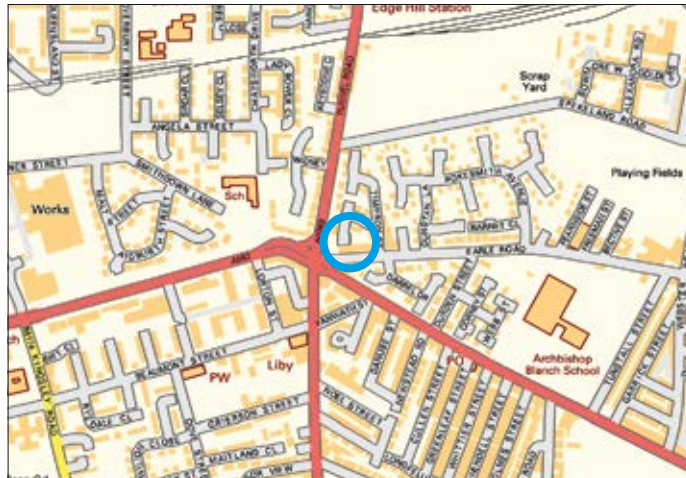
# 9 Wainwright Close, Liverpool L7 6QB

\*GUIDE PRICE £45,000+



- **A one bed semi-detached. Double glazing and electric heating. Driveway to the front, plus garden.**

**Description** A one bedroomed semi-detached property benefiting from double glazing, electric heating and a front garden with off road parking. Following modernisation the property would be suitable for investment purposes with a potential income of £4800.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Timpron Street which in turn is off Earle Road and just off Smithdown Road within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

**Outside** Garden and Driveway to the front.

**EPC Rating** F

**Joint Agents**  
Entwistle Green

**Ground Floor** Lounge, Kitchen

**First Floor** Bedroom, Bathroom/  
WC

