

LOT  
4

# 174 Boaler Street, Kensington, Liverpool L6 6AD

\*GUIDE PRICE £25,000–£35,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Two bedroom terrace. Double glazing. Central heating.**

**Description** A two bedroomed terrace property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for resale or investment purposes. The potential rental income would be approximately £5,400 per annum.

**Situated** Fronting Boaler Street in a well-established and popular residential location, close to local amenities and schooling. Liverpool city centre is approximately 3 miles away.

**First Floor** Two Bedrooms, Bathroom/WC

**Outside** Yard to the rear.

**Basement** Not Inspected

**Ground Floor** Hall, Lounge, Dining Room, Kitchen