

LOT
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20 Wellfield Road, Liverpool L9 1AT

*GUIDE PRICE £85,000+



- **A 7 bedroomed mid terrace. Partial double glazing. Central heating. Gardens.**

Description A substantial 7 bedroomed mid terraced property benefiting from partial double glazing, central heating and gardens. Following a scheme of refurbishment works and decoration the property would be suitable to provide a good-sized family home or a HMO investment property subject to any necessary consents. If let to 6 tenants at £85pppw the potential income would be in excess of £26,520 per annum.



Not to scale. For identification purposes only

Situated Off Rice Lane (A59) within close proximity to Walton Vale amenities, Orrell Park Train Station, schooling and approximately 4 miles from Liverpool City Centre.

Cellar 2 Rooms

Ground Floor Hall, Front Living Room, Rear Dining Room,

Shower/W.C, Morning Room, Kitchen

First Floor 5 Rooms, Bathroom/W.C

Second Floor 2 Rooms

Outside Rear Garden, Front Paved Garden.

EPC Rating E