

LOT

39

45 St. Ives Grove, Liverpool L13 3AL

*GUIDE PRICE £35,000–£40,000



• **Two bedroom mid terrace. Central heating.**

Description A two bedroomed mid terrace property benefiting from central heating. Following a scheme of refurbishment works the property would be suitable occupation, resale or investment purposes.



Not to scale. For identification purposes only

Situated Off Prescot Road in a popular and well established residential location within close proximity to Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor Vestibule, Through Lounge/Diner, Kitchen, Bathroom/WC.

First Floor Two bedrooms

Outside Yard to Rear.

EPC Rating D