

LOT

102

465 Rice Lane, Liverpool L9 3BZ

*GUIDE PRICE £55,000+



- **Five bedroom end terrace. Double glazing. Central heating.**

Description A five bedroomed end of terrace property benefiting from central heating and double glazing. Works have commenced to include new internal walls, a new roof. When finished the property would be suitable for a number of uses to include converting into flats, a retail unit to the ground floor with flats above or a HMO Investment property, subject to any necessary consents.



Not to scale. For identification purposes only

Situated The property is next to a disused railway track and is fronting Rice Lane (A59) close to its junction with Orrell Lane within close proximity to Walton Village amenities, Rice Lane and Orrell Park Train Stations, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor Hall, two Rooms, Kitchen, Further Kitchen, WC

First Floor Four Bedrooms. Bathroom (no fittings)

Attic One further Bedroom, Box Room and Bathroom/WC (no fittings)

Outside Garden to Rear. Outhouse

Note Suitable for cash buyers only.