

LOT
18

2 Edington Street, Liverpool L15 4NB

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **Two bedroomed mid terrace. Double glazing and central heating.**

Description A vacant two bedroomed end of terrace property which was formerly a three bedroomed house and has the potential to be converted back. At the moment the property is arranged as three separate letting rooms and benefits from double glazing and central heating. Following repair and modernisation the property would be suitable for occupation, re-sale or investment purposes. The potential income if let to an individual would be approximately £6,600.00 per annum, alternatively it could be let on a per room basis (to three/four individuals) with a potential rental income in excess of £10,800.00 per annum.

Situated On the corner of Tiverton Street in a popular and well established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Kitchen, one Letting Room.

First Floor Two Letting Rooms, Bathroom/WC.

Outside Rear Yard.