

LOT
53

144 Lawrence Road, Liverpool L15 0EQ

*GUIDE PRICE £100,000+



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

Not to scale. For identification purposes only

Situated Fronting Lawrence Road at its junction with Gainsborough Road in a popular and well established residential location within close proximity to local amenities, schooling, Smithdown Road, Picton Road and approximately 2.5 miles from Liverpool city centre.

Rear Dining Room (12' x 9'9"), Morning Room (11'7" x 8'10"), Kitchen (9'4" x 8'10"), Bathroom/WC (8'2" x 6'9").

First Floor Bedroom 1 (14'10" x 7'3"), Bedroom 2 (18'9" x 8'10"), Bedroom 3, (12'2" x 10'6"), Bedroom 4, Bathroom/WC (7'3" x 5'8").

Ground Floor Hall (17'10" x 4'), Lounge (19'2" x 11'9"),

Outside Rear Yard.

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

- **A four bedroomed middle terrace property. Double glazing. Central heating.**

Description A vacant four bedroomed middle terrace property benefiting from double glazing and central heating. The property is in good order throughout and has most recently been used for student rental purposes and is ready for immediate let. If let to 5 tenants at £85pppw the potential rental income would be approximately £22,100.00 per annum.