

LOT  
**36**

4 Armley Road, Liverpool L4 2UN

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed end of terrace house benefiting from double glazing and central heating. Following a scheme of refurbishment work the property would be suitable for occupation or investment purposes with the potential rental income being approximately £8,700 per annum.

### Situated

Between Priory Road and Pinehurst Road within close proximity to local amenities, Liverpool and Everton Football Club, within walking distance to Stanley Park and approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to rear

### EPC Rating

C

### Council Tax Band

A

