

LOT  
**36**

3 Endsleigh Road, Old Swan, Liverpool L13 3AX

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating with a new boiler. Following modernisation the property would be suitable for occupation, re-sale or investment purposes with a potential rental income of approximately £9,000 per annum.

### Situated

Off Prescott Road in a popular and well-established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Open plan  
Kitchen/Dining room.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Rear yard.

### EPC Rating

D

### Council Tax Band

A

