

LOT  
**58**

47 Croxteth Avenue, Litherland, Liverpool L21 6NA

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A good sized three bedroomed middle-terraced property benefitting from double glazing, central heating and a single storey ground floor extension. Following a full scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes.

### Situated

Between Church Road and Palmerston Drive which in turn is off Linacre Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, three Reception Rooms, kitchen, Bathroom/WC

### First Floor

Three Bedrooms

### Outside

Yard to rear

### EPC Rating

TBC

### Council Tax Band

A

