

LOT  
**104**

28 Wellfield Road, Liverpool L9 1AT

GUIDE PRICE **£125,000+\***

VACANT RESIDENTIAL

### Description

A partially-renovated three storey plus basement middle terraced five bedrooomed house which is currently arranged as five rooms, each with ensuite, plus three communal rooms and a laundry/utility room. The property benefits from substantial recent refurbishments including full new double glazing, three phase electricity, kitchen facilities in each room, electric heaters, replumbing, rewiring, roof repairs, rainwater goods, garden divider walls, and new toilets and showers. The majority of the property is in immediately habitable condition. Partial works remain for completion. Following completion of the refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £24,000 per annum. It would also be suitable for configuration as a large family house, or for other uses subject to gaining the necessary consents.

### Situated

Off Rice Lane in a popular and well established residential location within close proximity to local amenities, transport links and schooling and approximately 3.5 miles from Liverpool city centre.

### Lower Ground Floor

Basement Room 1 – Hall, Living Room/Bedroom, Kitchen, Pantry, Shower Room/WC

### Ground Floor

Vestibule, Hall Room 2 – Hall,

Bedroom, Living Room/Kitchen, Shower Room/WC

### First Floor

Room 3 – Living Room/Bedroom, Kitchen, Shower Room/WC, Laundry/Utility Room 4 – Hall,



Living Room/Kitchen, Shower Room/WC, Bedroom

### Second Floor

Room 5 – Living Room/Kitchen, Shower Room/WC, Bedroom

### Outside

Yard to the rear.

### EPC Rating

TBC

### Council Tax Band

B