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## 23 Clinton Place, Liverpool L12 7HB

GUIDE PRICE **£120,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed end town house benefiting from double glazing, central heating, gardens and driveway. Following upgrade and refurbishment the property would be suitable for occupation, resale or investment purposes. There is potential to extend the property at the rear, subject to gaining any necessary planning consents.

### Situated

Off Clinton Road which in turn is off Queens Drive in a popular and well established residential location close to local amenities, schooling and transport links and approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, Kitchen, two Reception rooms, WC, Conservatory.

### EPC Rating

TBC

### First Floor

Three Bedrooms, Wet room/WC

### Outside

Front and rear gardens,  
Driveway.

### Council Tax Band

A

