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**57**

23 Chelsea Road, Litherland, Liverpool L21 8HH

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed middle-terraced house benefitting from double glazing and central heating. Following a scheme of refurbishment works and modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £8,400 per annum. This property is for cash purchases only.

### Situated

Off Hornby Boulevard in a popular location close to local amenities, schooling and transport links. The property is approximately 6 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Open Plan Living Room/Dining Room/Kitchen, Bathroom/WC

### Joint Agent

Entwistle Green



### First Floor

Three Bedrooms, WC

### Outside

Yard to rear

### EPC Rating

D

### Council Tax Band

A

