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**47**

9 Dumbarton Street, Liverpool L4 3RR

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom mid terraced property benefiting from double glazing and central heating. Following some modernisation the property would be suitable for investment purposes with a potential rental income in excess of £8,400 per annum.

### Situated

Off County Road (A59) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

### Basement

Cellar

### Council Tax Band

A

### Ground Floor

Vestibule, Hall, two Reception Rooms, Kitchen/Diner

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear Yard

### EPC Rating

TBC

