

LOT  
**59**

45 Anglesea Road, Liverpool L9 1EA

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom middle terraced house benefitting from central heating and double glazing. Following a scheme of refurbishment works and modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £7,200 per annum.

### Situated

Off Rice Lane (A59) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear Yard

### EPC Rating

E

### Council Tax Band

A

