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62 Eldred Road, Childwall, Liverpool L16 8PD

GUIDE PRICE **£210,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens to the front and rear and driveway. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes. The property is a blank canvas to put your own stamp on it and once modernised would make an excellent family home. There is also potential to extend to the rear, subject to gaining the necessary consents.

### Situated

Off Woolton Road in a sought after and well established residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 5 miles away.

### Ground Floor

Hall, Living Room, Dining Room,  
Kitchen, Rear Porch, Store/  
Workshop

### EPC Rating

D

### Council Tax Band

C

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Gardens to the front and rear,  
Driveway

