

LOT  
**28**

80 Mansell Road, Liverpool L6 6AZ

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The vendor advises that a new boiler was installed in October 2021 with a 7 year guarantee. The property also comes with double beds in each room and a recently purchased flat screen TV. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £9,600 per annum. The vendor advises that an Application for Certificate of Proposed Lawful Development to convert loft with dormer extension at rear and carry out associated works. Planning reference number: 23LP/0542

### Situated

Off Boaler Street in a popular and well established residential location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Living Room,  
Dining Room, Kitchen, Shower  
Room/WC

### EPC Rating

D

### Council Tax Band

A

### First Floor

Three Bedrooms

### Outside

Yard to the rear.

