

LOT  
**73**

24e Fairfield Crescent, Fairfield, Liverpool L6 8PJ

GUIDE PRICE **£150,000+\***

VACANT RESIDENTIAL

### Description

A semi-detached property converted to provide two self-contained flats (one × three bed and one × two bed) benefiting from double glazing, central heating and gardens to the front and rear with off street parking. Following an upgrade and scheme of refurbishment works the flats would be suitable for resale, occupation or investment purposes. The potential rental income is approx. £19,200pa.

### Situated

Off Prospect Vale which in turn is off Prescot Road within walking distance to Newsham Park, local amenities, schooling and transport links. The property is approximately 3.6 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway  
**Flat 1** Hall, two Bedrooms,  
Lounge with Patio Door,  
Breakfast Kitchen, Bathroom/WC

### First Floor

**Flat 2** Open Plan Lounge/  
Kitchen, Bathroom/WC, three  
Bedrooms Stairs to Roof Terrace

### Outside

Communal Front and Rear  
Gardens

### EPC Rating

**Ground Floor Flat E. First Floor  
Flat TBC**

### Council Tax Band

**Ground Floor Flat A. First Floor  
Flat A**

