

LOT  
**86**

25 Eaton Road, West Derby, Liverpool L12 7JJ

GUIDE PRICE **£220,000+\***

VACANT RESIDENTIAL

### Description

A four bedroom semi-detached house benefitting from majority double glazing, central heating, gardens front and rear, driveway, garage and outbuildings. Following a scheme of refurbishment and modernisation, the property would be suitable for occupation, re sale or investment purposes. There is also potential to extend the property subject to any necessary consents. Please note this property is suitable for cash buyers only.

### Situated

Fronting Eaton Road just off Mill Lane in a very popular and well-established location within walking distance of Mill Derby Village, shops bars and restaurants, and approximately 4 miles from Liverpool city centre.

### Ground Floor

Porch, Hall, Three Reception Rooms, Kitchen/Diner.

### First Floor

Bathroom, Separate WC, Four Bedrooms.

### Outside

Gardens Front and Rear, Garage and Outbuilding.

### EPC Rating

D

### Council Tax Band

C

### Note

This property is suitable for cash buyers only.

