

LOT  
**59**

30 Silverdale Avenue, Liverpool L13 7EY

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom mid terraced property benefitting from partial double glazing. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for occupation, re-sale or investment purposes. Please note the property is suitable for cash buyers only.

### Situated

Off West Derby Road (A5049) in a popular and well established residential location within close proximity to local shopping amenities, schooling, Newsham Park, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Living Room,  
Dining Room, Kitchen, Utility  
Room.

### First Floor

Bathroom/WC, Three Bedrooms.

### Outside

Yard To Rear.

### EPC Rating

G

### Council Tax Band

A

