

LOT  
**16**

54 Cambridge Road, Seaforth, Liverpool L21 1EY

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

### Description

A three storey five bedroomed semi-detached house benefiting from central heating. The property requires a full upgrade and refurbishment scheme and once upgraded would be suitable for occupation, resale or investment purposes. The property also has potential for flat conversion or use as a HMO, subject to gaining the necessary consents. Please note the property is likely to be suitable for cash buyers only.

### Situated

Off Sandringham Road which in turn is off Crosby Road South (A565) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Crosby Beach and approximately 6 miles from Liverpool city centre.

### Ground Floor

Porch, Hall, Three Reception Rooms, Kitchen

### Outside

Gardens to the front and rear, brick outbuilding

### First Floor

Three Bedrooms, Bathroom. Separate WC

### EPC Rating

E

### Second Floor

Two Further Rooms

### Council Tax Band

B

