

LOT  
**34**

20 Dingle Grove, Liverpool L8 9ST

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle-terraced house benefiting from central heating and partial double glazing. Following a scheme of refurbishment and modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £10,200 per annum.

### Situated

Off Park Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from Liverpool city centre and approximately 1 mile from Sefton Park and Lark Lane amenities.

### Ground Floor

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

### Council Tax Band

A

### Joint Agent

Entwistle Green

### First Floor

Two Bedrooms

### Second Floor

Further Room

### Outside

Yard to Rear

### EPC Rating

G

