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**39**

89 Walton Breck Road, Liverpool L4 0RD

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

### Description

A four bedroom middle terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable for resale or investment purposes or potentially an Airbnb investment opportunity subject to consents. If let to a family the potential rental income would be approximately £12,000 per annum.

### Situated

Fronting Walton Breck Road within walking distance to local amenities, schooling, good transport links and Liverpool Football Club. Liverpool city centre is approximately 2 miles away.

### Basement

Cellar – Not Inspected

### EPC Rating

E

### Ground Floor

Vestibule, Hallway, Front Living Room, Rear Living Room, Kitchen.

### Council Tax Band

A

### First Floor

Four Bedrooms, Shower Room, Bathroom/WC.

### Outside

Yard to rear.

