

LOT  
**48**

117a/117b Linacre Road, Liverpool L21 8NS

GUIDE PRICE **£85,000+\***

VACANT RESIDENTIAL

### Description

A vacant middle terraced property converted to provide two × one bedroomed self-contained flats. Each flat benefits from their own separate entrance, double glazing and electric heating. Following minor repairs, the property would be suitable for investment purposes with a potential rental income of approximately £14,400 per annum.

### Situated

Fronting Linacre Road in a popular and well-established location amongst other local amenities, close to schooling, transport links and approximately 5.5 miles from Liverpool city centre.

### Ground Floor

Flat Lounge, Bedroom, Shower room/WC, Kitchen.

### Council Tax Band

TBC

### First Floor

Flat Lounge, Bedroom, Shower room/WC, Kitchen.

### Outside

Yard to the rear.

### EPC Rating

117A F. 117B E

