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**61**

136 Queens Drive, Walton, Liverpool L4 6XD

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A four bedroomed middle terraced property benefiting from double glazing, central heating and a good sized rear yard. Following a scheme of modernisation works, the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £12,000 per annum.

### Situated

Fronting Queens Drive at its junction with Walton Hall Avenue close to local amenities and transport links. Liverpool city centre is approximately 5 miles away.

### Ground Floor

Porch Entrance, Hallway, Lounge, Dining Room, Morning Room, Kitchen, Utility Room/ WC.

### Council Tax Band

B

### First Floor

Four Bedrooms, Shower Room/ WC.

### Outside

Good Sized Yard to rear.

### EPC Rating

TBC

