

LOT

2

36 Empress Road, Liverpool L6 0BX

GUIDE PRICE **£78,000+\***

VACANT RESIDENTIAL

### Description

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

### Situated

Just off Townsend Lane in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Vestibule, Living Room, Kitchen/  
Diner, Bathroom/WC

### First Floor

Three Bedrooms

### Outside

Yard to the rear

### EPC Rating

D

### Council Tax Band

A

