

LOT  
**46**

102 Scarisbrick Drive, Liverpool L11 7DD

GUIDE PRICE **£85,000+\***

VACANT RESIDENTIAL

### Description

A three bedroom middle town house benefitting from central heating, majority double glazing, gardens front and rear and a driveway. Following modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £11,400 per annum. The vendor advises that the boiler was fitted within the last five years.

### Situated

Just off Parthenon Drive, which in turn is off Walton Hall Avenue, in a popular residential location, within easy access to local amenities such as schooling, shopping facilities and public transport routes. Liverpool city centre is approximately 5 miles away.

### Ground Floor

Hall, Living Room, Kitchen,  
Pantry, WC

### Council Tax Band

A

### First Floor

Bathroom/WC, Three Bedrooms.

### Joint Agent

Entwistle Green



### Outside

Front and Rear Gardens and  
Driveway.

### EPC Rating

TBC

