

LOT  
**52**

## 56 Adelaide Road, Kensington, Liverpool L7 8SQ

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed plus loft room middle terraced house benefiting from double glazing and central heating. Following minor cosmetic work the property would be suitable for occupation or investment purposes with the potential rental income being £10,200 per annum. Alternatively, it would be suitable for an Airbnb investment opportunity, subject to consents.

### Situated

Off Kensington High Street (A57) in a popular and well-established residential location close to local amenities, The University of Liverpool, Royal Liverpool Hospital and transport links. Approximately 2 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining room,  
Kitchen

### EPC Rating

D

### First Floor

Two Bedrooms, Shower room/  
WC

### Council Tax Band

A

### Second Floor

Loft room

### Outside

Yard to the rear

