

LOT  
**105**

12 Kempton Road, Liverpool L15 1HF

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

### Description

A 2 bedroomed middle terraced property benefitting from double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable to resale, occupation or investment purposes with a potential rental income of approximately £10,200 per annum. Alternatively, the property could be utilised as an Airbnb subject to any consents.

### Situated

Off Picton Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool City Centre.

### Ground Floor

Vestibule, Hall, Through Living Room/Dining Room, Kitchen

### Note

GET READY TO BID BY VISITING  
THE AUCTIONEERS WEBSITE

### First Floor

2 Bedrooms, Bathroom/W.C

### Tenure

Freehold

### Outside

Yard to Rear

### EPC Rating

TBC

### Council Tax Band

A

