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**38**

28 Cookson Road, Seaforth, Liverpool L21 4NU

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle town house benefitting from double glazing, central heating and front and rear gardens. The property is in good condition throughout and suitable for immediate occupation or investment purposes with a potential rental income of approximately £10,500 per annum.

### Situated

Off Muspratt Road which in turn is off Seaforth Road in a popular and well-established residential area within close proximity to local amenities, schooling and transport links. The property is approximately 6 miles from Liverpool city centre.

### Ground Floor

Porch Entrance, Lounge, Dining Room, Kitchen, Bathroom/WC

### Tenure

Freehold

### First Floor

Three Bedrooms

### Outside

Front and Rear Gardens

### EPC Rating

D

### Council Tax Band

A

