

LOT  
**65**

13 Sutcliffe Street, Kensington, Liverpool L6 6AS

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed mid terrace property benefiting from double glazing and central heating. Following a full upgrade and a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £10,500 per annum.

### Situated

Off Boaler Street in a popular and well-established residential location within close proximity to local amenities, Newsham Park, schooling and approximately 2 miles from Liverpool city centre.

### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen

### Tenure

Freehold

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to rear

### EPC Rating

D

### Council Tax Band

A

