

# Lot 10

49 Wilburn Street, WALTON,  
Liverpool L4 4EA

**GUIDE PRICE: £65,000**



## FREEHOLD VICTORIAN COTTAGE WITH VACANT POSSESSION

This Victorian terraced house of brick construction under pitched tiled roof, offers two bedroom accommodation and would benefit from some modernisation. The house benefits from gas central heating and is sold with full vacant possession. Wilburn Street is a residential service road accessed via the A59 County Road, which is the main arterial route linking Lancashire to Liverpool.

### ACCOMMODATION

Ground floor comprising of living room, kitchen and bathroom/wc.  
First floor comprising of two double bedrooms.  
There is also an enclosed rear yard.

### TENURE

Freehold.

### LOCAL AUTHORITY

The City of Liverpool: 0151 233 3000  
Council Tax Band: A

### VENDORS SOLICITORS

J A Simon & Co  
14 Mill Lane, West Derby, Liverpool L12 7JB  
0151 256 6669

Please note under section 21 of the estate agents act 1979, a personal interest does exist.

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■