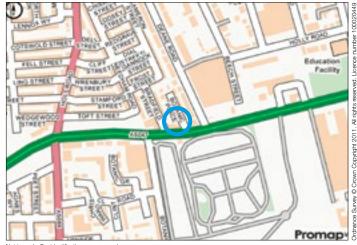
## 1 Botanic Place, Liverpool L7 0ER \*GUIDE PRICE £50,000+



A two bed end terrace. Double glazing. Central heating.
Potential rental income £11,700 per annum

**Description** A two bedroomed end terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes. If the property was let to three students at £75pppw the potential rental income is approximately £11,700 per annum.



Not to scale. For identification purposes only

Situated Off Edge Lane in a popular residential location close to local amenities, Botanic Gardens, schooling and approximately 2 miles from Liverpool city centre.

**Ground Floor** Porch, Lounge, Dining Room, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

Outside Yard to the rear.

Joint Agent Entwistle Green

