

LOT  
**47**

# 1 Botanic Place, Liverpool L7 0ER

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

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- **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.

**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

