



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Residential investment producing £15,000.00 per annum.**

Description A three storey seven bed roomed modern town house property which is currently let by way of an Assured Shorthold Tenancy producing £15,000.00 per annum. The property benefits from double glazing, central heating, parking and some bedrooms benefit from Juliet balconies. The property is accessed via Ullet Road.

Situated Fronting Croxteth Road at its junction with Ullet Road in a popular and well

established residential location within close proximity to local shopping amenities, schooling,

Sefton Park and Princes Park and approximately 2 miles from Liverpool city centre.

Ground Floor Entrance porch, hallway, open plan living room/dining room/kitchen, WC. Rear patio door leading to enclosed yard area.

First Floor Three bedrooms (one en-suite), bathroom with walk in shower/WC.

Second Floor Four bedrooms (one en-suite), bathroom with walk in shower/WC.

Outside Parking, yard.