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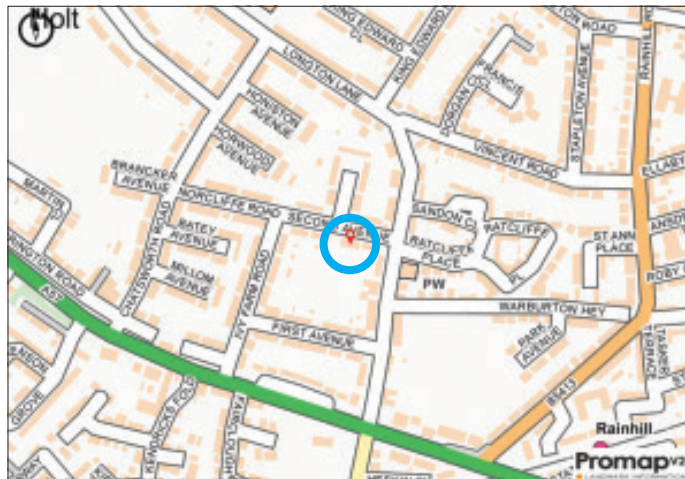
9 Second Avenue, Rainhill. L35 4LW

*GUIDE PRICE £80,000+



- **Residential investment producing a rental income of £5,200 per annum. Central heating. Gardens to the front and rear.**

Description A double fronted three bedroomed mid town house benefiting from central heating and gardens to the front and rear. The property is sold by way of a Regulated Tenancy producing a rental income of £5,200 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.



Not to scale. For identification purposes only

Situated Between Ivy Park Road and Longton Lane just off Warrington Road in a popular and well established residential location with close proximity to local amenities, school and transport links.

Ground Floor Living Room, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens to the front and rear.