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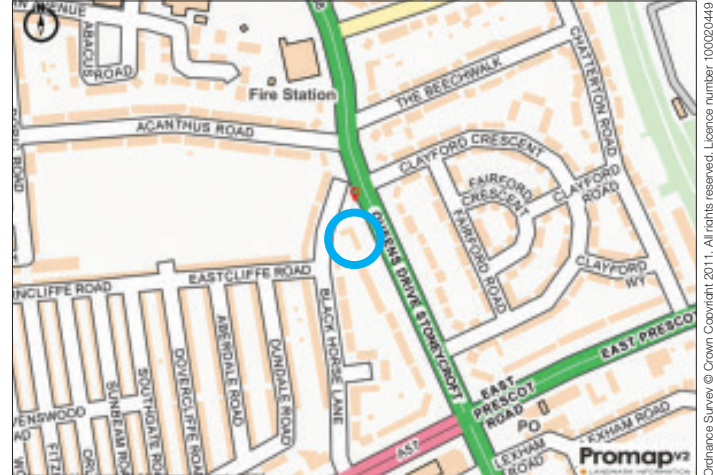
Flat 2, Rosegarth Green, Liverpool. L13 5TT

*GUIDE PRICE £40,000 +



- **A one bed ground floor flat. Double glazing. Central heating. Communal gardens.**

Description A one bedroomed purpose-built ground floor flat benefiting from double glazing, central heating and secure intercom system. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £4,800 per annum.



Not to scale. For identification purposes only

Situated Off Queens Drive and Black Horse Lane in a popular and well established residential location within close proximity to Old Swan amenities, Alder Hey hospital and schooling. Approximately 4 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway **Flat 2** - Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside Communal Gardens.