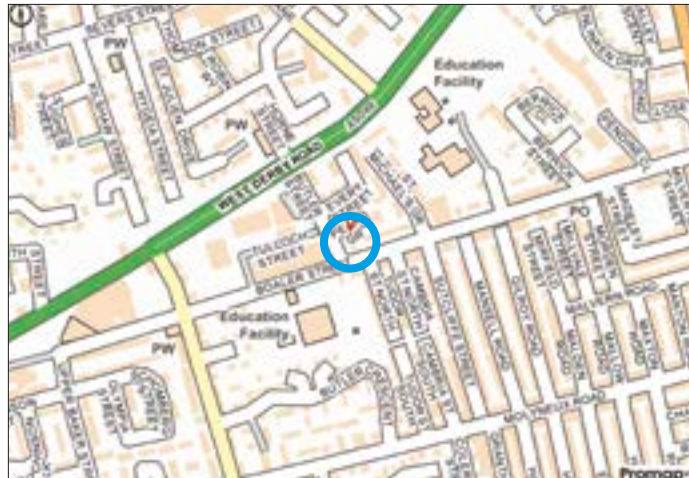


LOT  
**39**

**2a Pear Grove, Liverpool L6 9HR**

**\*GUIDE PRICE £35,000+**



Not to scale. For identification purposes only

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- **A 1 bedroomed first floor flat producing £4,726.80 per annum. double glazing. central heating. communal parking.**

**Description** A 1 bedroomed first floor flat benefiting from double glazing and central heating. The property is in good order and is currently let by way of an Assured Shorthold Tenancy producing £4,726.80 per annum.

**Situated** Off Butler Street which in turn is off Boaler Street within close proximity to schooling and West Derby Road amenities approximately 2.5 miles from Liverpool City Centre.

**Ground Floor** Vestibule, Cloakroom.

**First Floor** Lounge, Kitchen, Bedroom, Bathroom/WC.

**Outside** Communal parking.

**Note** This property has not been internally inspected. All information has been provided by the vendors