



Not to scale. For identification purposes only

- **Residential investment producing £6,000 per annum. Double glazing. Central heating.**

**Description** A three bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £6,000 per annum.

**Situated** Off Rocky Lane within close proximity to West Derby amenities, Newsham Park and approximately 5 Miles from Liverpool City Centre.

**Ground Floor** Hall, Kitchen, Dining Room, Lounge, Bathroom/WC.

**First Floor** 3 Bedrooms.

**Outside** Rear yard.