

LOT

57

2a Pear Grove, Liverpool L6 9HR

GUIDE PRICE **£35,000–£40,000\***

RESIDENTIAL INVESTMENT

- Residential investment producing £4,726.80 per annum
- Double glazing
- Central heating
- Communal parking

A one bedroomed first floor flat benefiting from double glazing, central heating and communal parking. The flat 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

