

LOT  
**55**

41a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA

GUIDE PRICE **£25,000–£30,000\***

VACANT RESIDENTIAL

- Two bedroom duplex flat over second and third floors
- Double glazing
- Central heating
- Balcony
- Communal parking

A two bedroom duplex flat over second and third floors benefiting from double glazing, central heating, balcony and communal parking. The property is in good condition and until recently has been let producing £5,400.00 per annum.

**Situated** Fronting Croxteth Hall Lane in a popular residential location close to local amenities and approximately 6 miles from Liverpool city centre.

**EPC Rating** E

**Ground Floor** Main Entrance, Entry stairwell to second floor access walkway.

**Second Floor Flat** Open Plan Lounge/Kitchen, Under Stairs Store Cupboard.

**Third Floor** Two Bedrooms, Bathroom/WC

**Outside** Balcony, Communal Parking.

