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## Flat 2, 53 Rocky Lane, Anfield, Liverpool L6 4BB

GUIDE PRICE **£25,000–£30,000\***

VACANT RESIDENTIAL

- One bed self-contained flat
- Double glazing and central heating

A first floor one bedroom self-contained flat within a three-storey middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £5,000 per annum.

**Situated** Fronting Rocky Lane in a popular location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main Entrance, Hallway.

**First Floor Flat** Lounge, Kitchen/Dining Room, Bedroom, Shower Room/WC.

