

LOT  
**107**

1 Mercer Drive, Liverpool L4 4QQ

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

### Description

A one bedroom quasi semi-detached property benefiting from double glazing, central heating, front and rear gardens. The property is in good condition throughout and would be suitable for investment purposes, the potential rental income when let being approximately £5,400 per annum.

### Situated

Off Fountains Road which in turn is off West Minster Road in a popular and well established residential area close to local amenities, schooling and transport links. Approximately 2.5 miles from Liverpool city centre.

### Ground Floor

Vestibule, Lounge, Kitchen

### First Floor

Bedroom, Shower/WC

### Outside

Front and Rear Gardens.

