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## 12 Botanic Place, Liverpool L7 0ER

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroom terraced house benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £6,900 per annum.

### Situated

Off Edge Lane in a popular residential location close to local amenities, Botanic Gardens, schooling and approximately 2 miles from Liverpool city centre.

### Ground Floor

Through Lounge/Dining Room,  
Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms.

### Outside

Yard to rear.

### EPC Rating

D.

### Council Tax Band

A

