

LOT  
**24**

1 Brookfield Avenue, Waterloo, Liverpool L22 3YE

GUIDE PRICE **£145,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefitting from double glazing, central heating, driveway and gardens to the front and rear. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £9,900.00 per annum.

### Situated

Fronting Brooklands Avenue in a popular and well established residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 5 miles away.

### Ground Floor

Hall, Living Room, Dining Room, Kitchen

### Joint Agent

James Kristian



### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Driveway, Gardens to the Front and Rear.

### EPC Rating

C

### Council Tax Band

C

