

LOT

4

## 34 Elm Drive, Seaforth, Liverpool L21 4NA

### RESIDENTIAL INVESTMENT

Guide price **£45,000+**



Not to scale. For identification purposes only

**A four bedroomed end terrace property which is currently let by way of an Assured Shorthold Tenancy producing £7,500 per annum. The tenant has been there for 4 years. The property is in good decorative order and fully furnished throughout and benefits from double glazing and central heating.**

#### **Situated**

Off Crosby Road South at its junction with the Princess Way Roundabout in a popular residential location within easy access to

Waterloo and Crosby Amenities and approximately 3 miles from Liverpool city centre.

#### **Ground Floor**

Entrance hall, Lounge, Dining Room, Kitchen, Utility Room, WC.

#### **First Floor**

Four Bedrooms, Bathroom/WC

#### **Outside**

Yard to the rear.