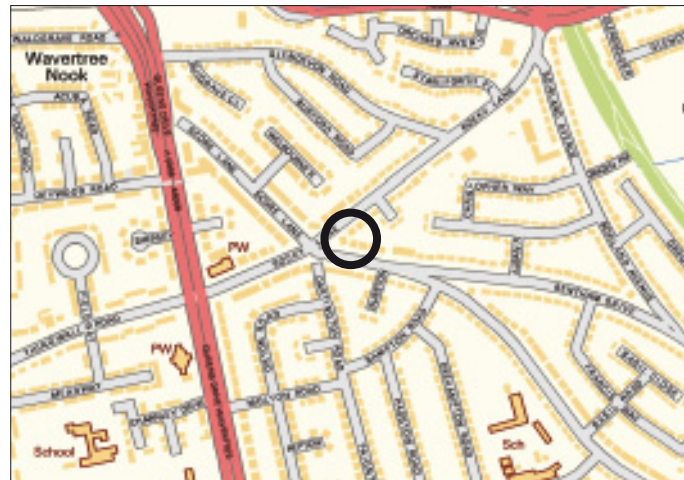


LOT  
**106**

# 38 Rocky Lane, Childwall, Liverpool L16 1JD

RESIDENTIAL INVESTMENT

Guide price **£80,000–£85,000**



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Not to scale. For identification purposes only

**A 3 bedroomed semi detached property currently let by way of a Regulated Tenancy at a rental of £5208.00 per annum. The property benefits from double glazing and front and rear gardens.**

### Situated

Fronting Rocky Lane just off Queens Drive in a popular and well established residential location within close proximity to Allerton Road Amenities, local schooling

and approximately 5 miles from Liverpool City Centre.

### Ground Floor

2 Rooms, Kitchen.

### First Floor

3 Rooms, Bathroom/W.C.

### Outside

Gardens front and rear.