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# 15 Warbreck Avenue, Liverpool L9 4RL

RESIDENTIAL INVESTMENT

**GUIDE PRICE £45,000+**



A 2 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £3832.80 per annum. The property benefits from double glazing.



Not to scale. For identification purposes only

### Situated

Off Walton Vale in a popular residential location close to all amenities, schooling and approximately 4 miles from Liverpool City Centre.

### Ground Floor

Hall, Lounge, Rear Dining Room, Kitchen.

### First Floor

2 Bedrooms, Bathroom/WC.

### Outside

Yard to the Rear.