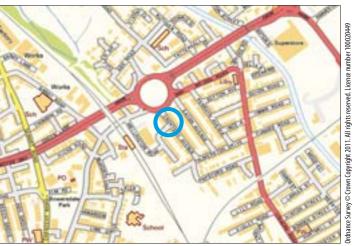
# **9 Croxteth Avenue, Liverpool L21 6NA** VACANT RESIDENTIAL

# **GUIDE PRICE £45,000+**



A 3 bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Wellington Road which is off Seaforth Road and Church Road roundabout (A5036). In an established residential location within close proximity to Seaforth and Litherland Railway Station.

## **Ground Floor**

Hall, Front Living room, Rear dining room, Kitchen.

#### **First Floor**

3 Bedrooms, Bathroom/W.C.

#### Outside

Yard to the rear.

### **EPC** rating

D.