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## 109 Calgarth Road, Liverpool L36 3UE RESIDENTIAL INVESTMENT

GUIDE PRICE £50,000–£55,000



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Not to scale. For identification purposes only

A three bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and off road parking. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

**Situated** Off Woolfall Heath Avenue just off Seth Powell Way in a popular and well established residential location within close proximity to local amenities and approximately 6 miles from Liverpool city centre.

**First Floor** Three Bedrooms, Bathroom/WC

**Outside** Gardens Front and Rear. Driveway

**Ground Floor** Hall, Lounge, Kitchen