

LOT  
**72**

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

**\*GUIDE PRICE £60,000+**



A four bedroom end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £7,560.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Rawson Road which is off Princess Way (A5036) in a popular and well established residential location within close proximity to local amenities.

### **Ground Floor**

Vestibule, Hall, two Living Rooms, Kitchen, Washroom/WC, Utility Room.

### **First Floor**

Four Bedrooms, Bathroom/WC.

### **Outside**

Rear Yard.

### **EPC Rating F**