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## 46 Oak Leigh, Tuebrook, Liverpool L13 7EW

\*GUIDE PRICE £50,000 +



### A NEWLY REFURBISHED 3 BEDROOMED MIDDLE TERRACE BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.

**Description** A newly refurbished well presented three bedroomed middle terraced property benefitting from double glazing, central heating, newly plastered walls, new kitchen, new bathroom fittings, wooden flooring and new carpeting throughout. The property would be suitable for immediate occupation or investment purposes. The potential annual rental income being in excess of £6000.00.



Not to scale. For identification purposes only

**Situated** Off West Derby Road in the Tuebrook District within easy reach of local amenities, schooling, Newsham Park and approximately 3 miles from Liverpool City Centre.

#### Ground Floor

Hall, Living Room, Dining Room with french doors, Kitchen, Bathroom/WC

#### First Floor

3 Bedrooms.

#### Outside

Yard to the rear.

#### EPC Rating D