

LOT

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49a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA

*GUIDE PRICE £25,000-£30,000



- **A three bedroomed second floor duplex flat suitable for immediate investment purposes.**

Description A three bedroomed second floor duplex apartment suitable for immediate investment purposes. The property is in good condition throughout and benefits from double glazing, electric central heating, newly fitted kitchen and new carpeting throughout. The property has until recently been let producing £6,000 per annum.

Situated within a purpose built block of flats fronting Croxteth Hall Lane which in turn is off East Lancashire Road (A580) in an established residential location.

Ground Floor Main Entrance Hallway.

Second Floor Flat Hall, Open Plan Lounge/Kitchen.

Third Floor Three Bedrooms, Bathroom/WC.

Outside Communal Gardens and Parking.

EPC Rating F