

LOT

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Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ

*GUIDE PRICE £50,000+



- **A two bedroomed first floor flat benefiting from double glazing and central heating.**

Description A two bedroomed first floor flat benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or student investment purposes. The potential annual rental income when let being in excess of £7,200.00.

Situated Off Smithdown Road in a popular and well established residential location within close proximity to local amenities, Sefton Park and approximately 4 miles from Liverpool city centre.

Bathroom/WC with walk in shower

Outside Communal yard.

Ground Floor Main Entrance hallway.

First Floor Flat 3 Open plan Lounge/Kitchen, two Bedrooms,