

LOT  
**34**

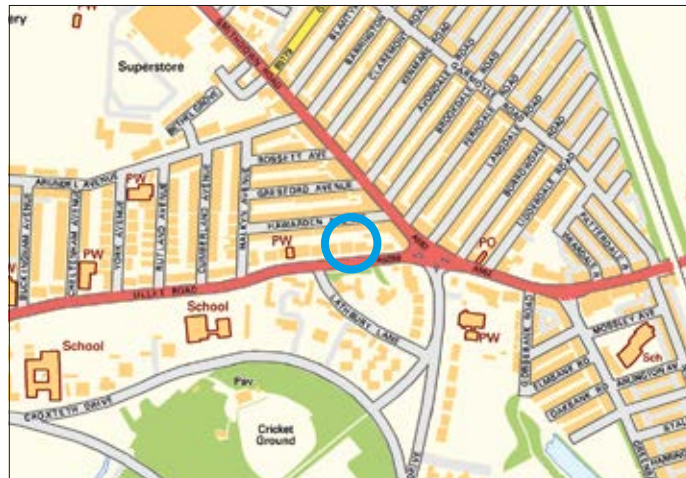
**Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ**

**\*GUIDE PRICE £45,000+**



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

**Description** A two bed roomed 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.



Not to scale. For identification purposes only

**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.

**Ground Floor** Main Entrance hallway.

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

Bathroom/WC with walk in shower

**Outside** Communal yard.