



Not to scale. For identification purposes only

- **A double fronted two bed end terrace. Double glazing. Central heating. Rear garden.**

**Description** A double fronted two bedroomed end terrace property benefiting from double glazing, central heating and rear garden. The property would be suitable for occupation, re-sale or investment purposes following modernisation.

**Situated** Off Rice Lane in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre. .

Bathroom/WC with separate shower.

**Outside** Stoned rear garden.

**EPC Rating** E

**Ground Floor** Hall, Lounge, Dining room, Kitchen.

**First Floor** Two Bedrooms,