

LOT

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## 3 Ridgewell Close, Litherland, Liverpool L21 2ND

\*GUIDE PRICE £110,000+



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Not to scale. For identification purposes only

- **A three bed semi detached. Double glazing and central heating. Driveway and gardens.**

**Description** A modern three bedroomed semi detached property benefiting from double glazing, central heating, new kitchen, driveway and gardens. The potential annual rental income being in excess of £7500 per annum.

**Situated** Off Cullen Drive which in turn is off Ash Road within close proximity to Dunning's Bridge Road and local amenities approximately 3 miles from Liverpool city centre.

**Outside** Driveway, Front and rear gardens.

**EPC Rating** C

**Ground Floor** Hall, Kitchen/ Diner, Lounge, Cloakroom/WC

**First Floor** Three Bedrooms, Bathroom/WC