



Not to scale. For identification purposes only

- **Two bed flat. Good order throughout. Double glazing, central heating.**

Description A well presented two bedroomed ground floor flat benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. The potential annual rental income being in excess of £6,500 per annum.

Situated Off Victoria Road West within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor Main entrance hallway.

Flat Hall, Lounge, Kitchen/Breakfast room, Utility, Two Bedrooms, Dressing room, Shower room/WC

Outside Yard to the rear.

EPC Rating C

Joint Agent

Entwistle Green

