

LOT
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38 Ivy Leigh, Tuebrook, Liverpool L13 7EP

*GUIDE PRICE £40,000–£45,000



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Not to scale. For identification purposes only

- **Two bed mid terrace. Double glazing, central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation and carpeting the property would be suitable for investment purposes. The potential rental income when let is in excess of £5400.00 per annum.

Situated Off West Derby Road in a popular and well established residential location within the Tuebrook district and in close proximity to Newsham Park, local amenities, schooling and approximately 4 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Ground Floor Hall, Through Lounge/Dining Room, Breakfast/Kitchen