

LOT

35

## 2 Dorset Avenue, Liverpool L15 2JA

\*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

### • Two bed end terrace. Double glazing.

**Description** A two bedroomed end terraced property benefiting from double glazing and we are advised that the property has silicone insulating render undertaken a year ago. Following repair and modernisation the property would be suitable for investment purposes. When let the potential rental income is in excess of £5400.00 per annum.

**Situated** Off Cranborne Road which in turn is off Smithdown Road in a popular and well established residential location within close proximity to local amenities and transport links approximately 4 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.

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