

LOT

29

35 Cedardale Road, Liverpool L9 2BG

\*GUIDE PRICE £45,000+



- **Residential investment producing £4,800 per annum. Double glazing.**

**Description** A two bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,800 per annum. The property benefits from double glazing.



Not to scale. For identification purposes only

**Situated** Off Rice Lane in a popular location within close proximity to local amenities, schooling, transport links and approximately 5 miles from Liverpool City Centre.

**Ground Floor** Hall, Through Living Room/Dining Room, Kitchen, Utility Room

**First Floor** Two Bedrooms, Bathroom, Separate WC

**Outside** Yard to the rear

**EPC Rating** F

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