

LOT
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Flat 3, 39 Rossett Road, Liverpool L23 3AN

*GUIDE PRICE £65,000–£70,000



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Not to scale. For identification purposes only

- **Vacant two bedroom duplex flat. Good order. Double glazing. Central heating. Communal gardens front and rear.**

Description A two bedroom duplex flat within a three storey detached property. The property benefits from double glazing, central heating, and communal front and rear gardens. The property is in good order and would be suitable for occupation or investment purposes with a potential rental income of £6,600 per annum.

Situated Off College Road in a popular and well established residential location close to local amenities and approximately 5 miles from Liverpool city centre.

Side Entrance Ground Floor
Main Entrance Hallway

First Floor Flat 3 Hall, Lounge,
Kitchen

Second Floor Two Bedrooms,
Bathroom/WC

Outside Communal Front and
Rear Gardens

EPC Rating E