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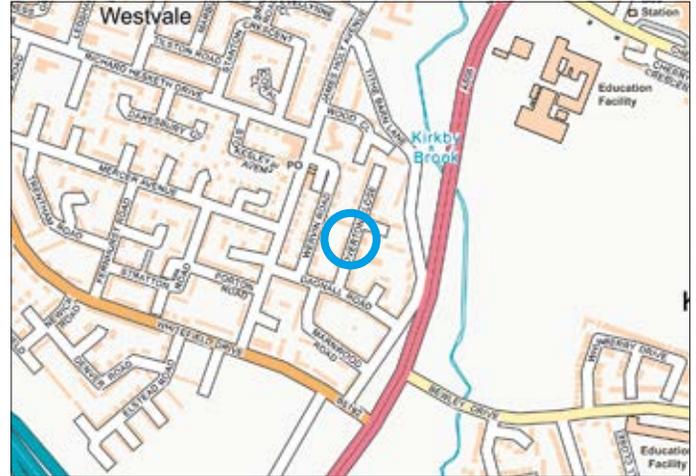
## 2 Bracken Walk, Kirkby, Liverpool L32 5SR

\*GUIDE PRICE £40,000+



- **Two bedroom first floor flat. Double glazing. Central heating. Allocated parking.**

**Description** A two bedroomed first floor purpose built flat benefiting from double glazing, central heating, communal gardens and allocated parking. The flat also benefits from its own front entrance and would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Wervin Road which in turn is off Dagnall Road in a well-established location close to local amenities and schooling. Liverpool city centre is approximately 8 miles away.

**Outside** Communal Gardens and Parking

**Ground Floor** Entrance

**First Floor Flat** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC