

LOT

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# 3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE

\*GUIDE PRICE £40,000+



- **Two bed flat. Double glazing. Communal parking.**

**Description** A vacant two bedroomed Apartment benefitting from double glazing, electric storage heaters, intercom entry system, and communal parking. The property would be suitable for immediate investment purposes with a potential annual rental income of in excess of £5900 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Beach Road which is off Dunning's Bridge Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Outside** Parking.

**EPC Rating** E

**Ground Floor** Main Entrance  
Hallway  
**Apartment** Hall, Lounge,  
Kitchen, two Bedrooms,  
Bathroom/WC

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