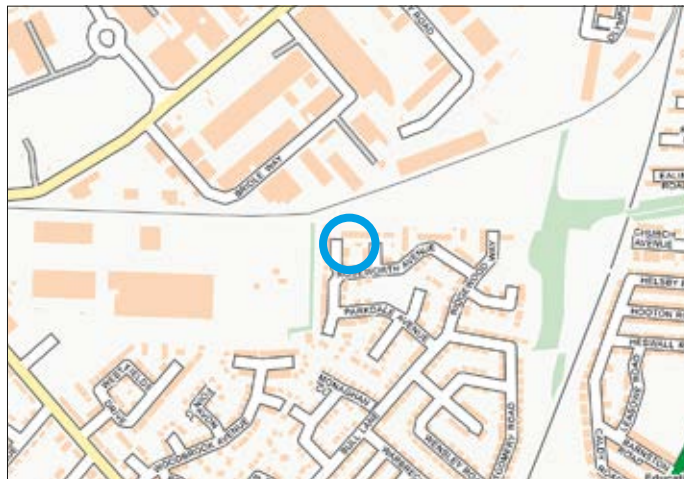


LOT

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10 Heatherleigh Close, Orrell Park, Liverpool L9 8HH

*GUIDE PRICE £125,000+



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Not to scale. For identification purposes only

- **Residential investment producing an income of £7,800 per annum. Double glazing. Central heating. Conservatory. Front and rear gardens. Off road parking.**

Description A modern three bedroomed detached property benefiting from double glazing, central heating, conservatory, front and rear gardens and off road parking. The property is currently let by way of an Assured Shorthold Tenancy producing an income of £7,800.00 per annum. The property can be sold with vacant possession if required. The property would be ideal to provide an excellent family home.

Situated On an estate of similar property off Roseworth Avenue which in turn is off Ridgewood Way and Bull Lane in a popular residential location within close proximity to Walton Vale Amenities, schooling and approximately 6 miles from Liverpool city centre.

Ground Floor Hall, WC, Lounge, Dining Room, Conservatory, Front Reception Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC with walk-in shower.

Outside Front and Rear Gardens, Driveway.