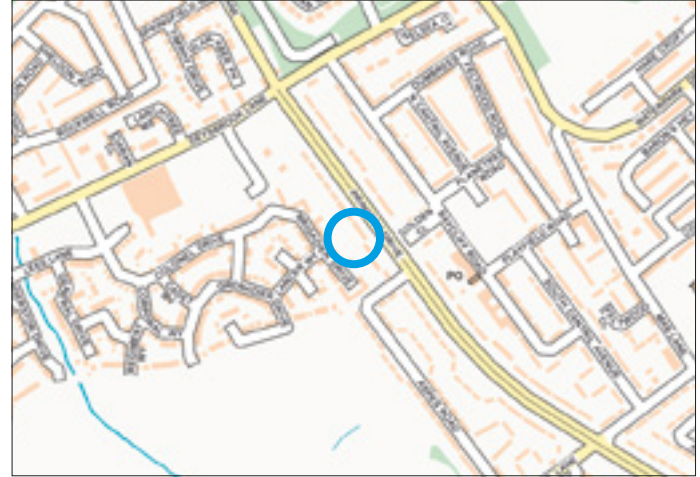


LOT
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204 Princess Drive, West Derby, Liverpool L12 6QQ
***GUIDE PRICE £70,000+**



Not to scale. For identification purposes only

- **A 3 bed semi detached property. Double glazing. Central heating.**

Description A vacant three bedroomed semi-detached property benefiting from double glazing, central heating and front and rear gardens. The property is in good order and would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £6,600.00 per annum.

Situated Fronting Princess Drive in a popular and well established location within close proximity to West Derby amenities, schooling and approximately 6 miles from Liverpool City Centre.

Ground Floor Hall, Lounge, Dining Room/Kitchen.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens.