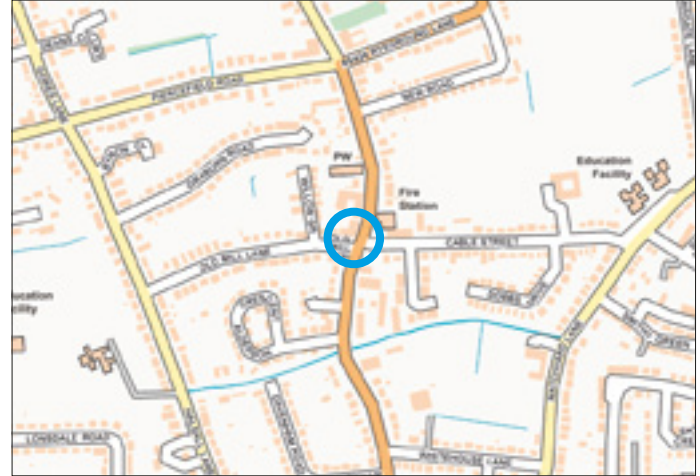


LOT
48

99b Church Road, Formby, Liverpool L37 3ND

***GUIDE PRICE £75,000+**



Not to scale. For identification purposes only

- **Residential investment producing £7,800.00 per annum. Double glazing, central heating, secure entry system.**

Description A first floor two bedroomed apartment benefiting from double glazing, central heating, secure intercom entry system and an allocated parking space. The property is in good condition and is currently let by way of an Assured Shorthold Tenancy agreement producing £7,800.00 per annum.

Situated Fronting Church Road at its junction with Old Mill Lane in a popular and well-established residential location within walking distance to local amenities and approximately 14 miles from Liverpool City Centre.

Ground Floor Main entrance Hallway.

First Floor Hall, Open Plan Lounge/Kitchen, Master Bedroom with en-suite, 2nd Bedroom, Bathroom/WC.

Outside Allocated parking space on Old Mill Lane side of the property.