



Not to scale. For identification purposes only

- **A 2 bed middle terrace property. Double glazing. Central heating.**

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

**Situated** Off Rocky Lane in a popular and well established residential location close to local amenities and Liverpool Football Club. Liverpool city centre is approximately 3.5 miles away.

**Ground Floor** Vestibule, Through Lounge, Kitchen, Shower Room/ WC

**First Floor** Two Bedrooms

**Outside** Rear Yard