

LOT
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3 Ridgewell Close, Litherland, Liverpool L21 2ND

*GUIDE PRICE £100,000+



- **Three bed semi detached. Double glazing. Central heating. Driveway. Gardens.**

Description A modern three bedroomed semi detached property benefiting from double glazing, central heating, new kitchen, driveway and gardens. The property is in good condition suitable for immediate occupation or investment with the potential annual rental income being in excess of £7500 per annum.



Not to scale. For identification purposes only

Situated Off Cullen Drive which in turn is off Ash Road within close proximity to Dunning's Bridge Road and local amenities approximately 3 miles from Liverpool city centre.

Outside Driveway, Front and rear gardens.

EPC Rating C

Ground Floor Hall, Kitchen/Diner, Lounge, Cloakroom/WC

First Floor Three Bedrooms, Bathroom/WC