

LOT

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19a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX

\*GUIDE PRICE £25,000+



Not to scale. For identification purposes only

- **2 Bedroomed second floor purpose built maisonette. Double glazing. Partial electric heating. Communal gardens and parking.**

**Description** A 2 Bedroomed Second floor purpose built maisonette benefiting from double glazing, partial electric central heating, communal gardens and parking. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £4,200.00 per annum.

**Situated** Fronting Croxteth Hall Lane which in turn is off East Lancashire Road (A580) in an established residential location.

**Ground Floor** Main Entrance Hallway

**Second Floor Flat** – Hall, Lounge, Kitchen

**Third Floor** 2 Bedrooms,

Bathroom/  
W.C

**Outside**  
Communal  
Gardens and Off Street Parking.

**EPC Rating D**

