



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

**Description** A two 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.



Not to scale. For identification purposes only

**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**  
Two Bedrooms, Bathroom/WC

**Outside** Communal gardens and off street parking.

**EPC Rating** D

**Joint Agent**  
Lyons Estates