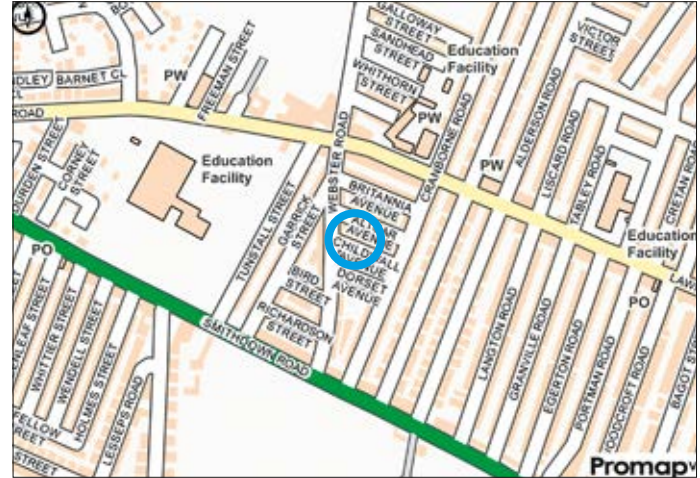


LOT
72

5 Childwall Avenue, Liverpool L15 2JB

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **A residential investment producing £5,400 per annum. Double glazing. Central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum. There is potential to let to two individuals at a rent of £75pppw producing £7,800 per annum.

Situated Off Cranborne Road which in turn is off Smithdown Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Outside Rear Yard.

Ground Floor Lounge, Open Plan Dining Room/Kitchen, Bathroom/WC.

First Floor Two Bedrooms.