

LOT  
**41**

45 Ampulla Road, Liverpool L11 4RJ

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed mid-town house benefitting from double glazing, central heating, front and rear gardens and a driveway. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,600 per annum.

### Situated

Off Croxteth Hall Lane in a popular and well established residential area close to local amenities, schooling and transport links. The property is approximately 7 miles from Liverpool city centre.

### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom, Separate WC

### Outside

Front and Rear Gardens and a Driveway

### EPC Rating

C

### Council Tax Band

A

