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**43**

## Flat 4, 2b Eaton Road, West Derby, Liverpool L12 7JJ

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

### Description

A purpose-built two bedroomed ground floor apartment benefiting from double glazing, electric heating, secure intercom system and allocated parking. Following minor cosmetic work the property would be suitable for occupation or investment purposes. The potential rental income is approximately £8,400 per annum.

### Situated

Fronting Eaton Road just off Mill Lane in a very popular and well-established location within walking distance to West Derby Village, shops bars and restaurants, and approximately 4 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway  
**Flat** Open Plan Lounge/  
Kitchen with French doors,  
two Bedrooms, Bathroom/WC,  
Cloakroom

### Council Tax Band

B

### Outside

Allocated parking. Communal  
Gardens

### EPC Rating

TBA

