

LOT
58

57 Melwood Drive, West Derby, Liverpool L12 8RL

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, driveway and gardens. The property is currently let by way of a Regulated Tenancy agreement producing a rental income of £6,000 per annum.

Situated

Fronting Melwood Drive in a popular and well-established residential location within close proximity to West Derby Village and Croxteth Country Park which the rear garden backs onto. The property is approximately 4.5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen, Utility room.

First Floor

Three Bedrooms, Bathroom/WC with disabled adaption.

Outside

Driveway, Front and Rear Gardens.

EPC Rating

D

Council Tax Band

C

Note

We are advised by the vendor that a new boiler was fitted in 2019, new thermostatic radiator valves fitted in 2024 and a timber frame utility room was built in 2019.

