

LOT  
**30**

9 Appleton Road, Litherland, Liverpool L21 9NJ

GUIDE PRICE **£50,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroomed end town house benefiting from partial double glazing, gardens to the front and rear and driveway. The property is let by way of an Assured Tenancy at a rental income of £2,400 per annum. Please note the property is suitable for cash buyers only.

### Situated

Off Hatton Hill Road in a popular and well established residential location close to local amenities, transport links and schooling. Liverpool city centre is approximately 6.5 miles away.

### Ground Floor

Hall, Living Room, Kitchen/  
Diner, Bathroom, Lean To WC

### Tenure

Freehold

### First Floor

Three Bedrooms

### Outside

Front and Rear Gardens,  
Driveway

### EPC Rating

G

### Council Tax Band

A

