

LOT  
37

6 The Croft, Maghull, Liverpool L31 4JY

GUIDE PRICE **£155,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached house benefitting from double glazing, central heating, front and rear gardens and a driveway. The property is ready for immediate occupation or investment purposes with a potential rental income of approximately £13,800 per annum. There is also potential to extend to the rear, subject to gaining any necessary consents.

### Situated

Off Cadwell Road and Pilling Lane which in turn is off Southport Road in a popular and well-established residential area close to local amenities, schooling, and transport links. The property is approximately 2 miles from Maghull town centre.

### Ground Floor

Porch, Hall, Through Living Room/Dining Room, Kitchen/Diner

### Council Tax Band

C

### Tenure

Freehold

### First Floor

Bathroom/WC, Three Bedrooms (one box room)

### Outside

Front and Rear Gardens, Driveway

### EPC Rating

D

