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## 3 Melling Avenue, Liverpool L9 0JY

RESIDENTIAL INVESTMENT

Guide price **£30–35,000**



Not to scale. For identification purposes only

**A three bedroomed end through terraced house, currently let to a longstanding tenant by way of a regulated tenancy at a rental income of £2,964 per annum.**

### **Situated**

Melling Avenue is located off the main A59 Ormskirk Road in the Aintree area of Liverpool approximately 5 miles north of the city centre.

### **Ground Floor**

Lounge, Kitchen and dining room

### **First Floor**

Three bedrooms and bathroom

### **Outside**

Yard to the rear