

LOT

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## 3 Melling Road, Liverpool L9 0LE RESIDENTIAL INVESTMENT

Guide price **£45,000+**



Not to scale. For identification purposes only

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**A 3 bedroomed semi detached property currently let by way of a Regulated Tenancy producing £4,264 per annum. The property benefits from double glazing.**

### **Situated**

Off Warbreck Moor in an established and popular residential location within easy access to local amenities and approximately 5 miles from Liverpool City Centre.

### **Ground Floor**

2 Rooms, Kitchen.

### **First Floor**

3 Rooms, Bathroom/W.C.

### **Outside**

Yard.