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## 12 Linnet House, Liverpool L8 3SX RESIDENTIAL INVESTMENT

Guide price **£45–50,000**



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Not to scale. For identification purposes only

**A residential investment comprising a purpose built first floor two-bedroomed flat. The property is currently let by way of an Assured Shorthold Tenancy at a rent of £5,520 per annum.**

### **Situated**

The property is situated at the corner of Ullett Road and Linnet Lane within a designated conservation area adjacent to Sefton Park. Linnet House is conveniently placed for

comprehensive amenities along Aighburth Road and Lark Lane.

### **Ground Floor**

Main Entrance Hallway

### **First Floor**

Flat Entrance hall, Living Room, Kitchen, two Bedrooms, Bathroom/WC

### **Outside**

Communal Gardens, Car parking.