

LOT  
**72**

**7 Colwell Road, Liverpool L14 8XY**

**\*GUIDE PRICE £35,000 - £40,000**

- **Vacant three bedroom end town house**
- **Front and rear gardens.**

**Description** A three bedroomed end town house benefitting from front and rear gardens and off road parking. The property has recently been re-wired, re-plastered and re-plumbed. There are no kitchen or bathroom fittings. Following finishing works the property would be suitable for investment purposes. The potential rental income being in excess of £6000 per annum.

**Situated** Off Princess Drive within close proximity to local amenities, schooling and approximately 4 miles away from Liverpool city centre.

**Ground Floor** Lounge, Kitchen/Diner, Bathroom

**First Floor** Three Bedrooms

**Outside** Gardens to the front and rear. Driveway.

