

LOT  
**84**

**22 Armour Grove, Liverpool L13 1BN**

**\*GUIDE PRICE £55,000+**



- **2 Bed terrace, double glazed, central heating, alarm.**

**Description** A 2 bedroomed middle terraced property benefitting from double glazing, central heating. The property is in good condition throughout. The property is suitable for immediate occupation or investment purposes with a potential annual rental income of £5,700.00.

**Situated** Off Stephenson Road which is in turn off Rathbone Road in a popular and well established residential location within close proximity of Edge Lane and Old Swan Amenities, schooling and approximately 4 miles from Liverpool City Centre.

**Ground Floor** Lounge, Dining Room, Kitchen

**First Floor** 2 Bedrooms, Bathroom/WC

**Outside** Yard to the rear.