

LOT  
**26**

## 8 Primrose Court, Liverpool L36 8DH

\*GUIDE PRICE £45,000+



- **Two bedroom modern semi detached property. Double glazing, central heating. Gardens.**

**Description** A two bedroomed modern semi-detached property benefiting from double glazing, central heating, front and rear gardens and off road parking. The property would be suitable for investment purposes with a potential annual income of in excess of £5,800 per annum.

**Situated** The property is situated on a new build estate between Primrose Drive and Hillside Avenue, a few minutes away from the M57 motorway. Local amenities and schools are close by and Liverpool city centre is approximately 7 miles away.

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

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

**Outside** Gardens front and rear. Driveway

**EPC Rating** D