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## 2 Childwall Avenue, Liverpool L15 2JB \*GUIDE PRICE £40,000+



• Two bed end terraced property. Double glazing. Central heating. Producing £4,726.80 per annum.

**Description** A two bedroomed end terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,726.80 per annum.



Not to scale. For identification purposes only

Situated Off Cranborne Road which in turn is off Smithdown Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 2 miles from Liverpool city centre.

**Ground Floor** Lounge, Kitchen, Bathroom/WC.

First Floor Two bedrooms.

Outside Yard to the rear.