

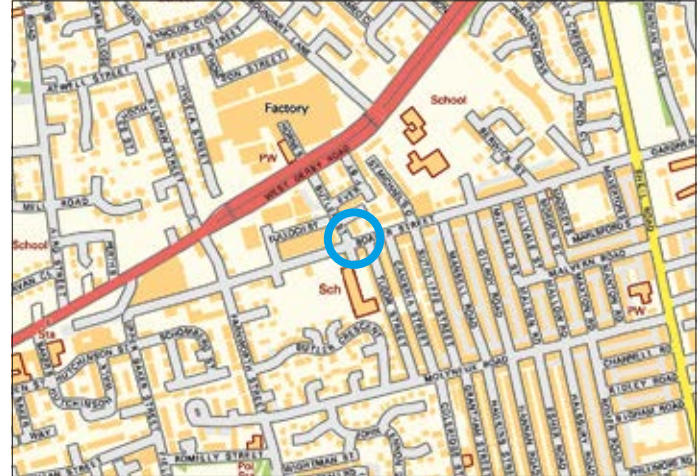
2a Pear Grove, Liverpool L6 9HR

*GUIDE PRICE £35,000+



- **A one bedroomed first floor flat. Double glazing. Central heating. Communal parking and gardens.**

Description A one bedroomed first floor flat benefiting from double glazing and central heating. The property is in good order and is currently let producing £4,800 per annum.



Not to scale. For identification purposes only

Situated Off Butler Street which in turn is off Boaler Street within close proximity to schooling and West Derby Road amenities approximately 2.5 miles from Liverpool city centre.

Outside Communal parking and gardens.

Ground Floor Vestibule, Cloakroom.

First Floor Lounge, Kitchen, Bedroom, Bathroom/WC