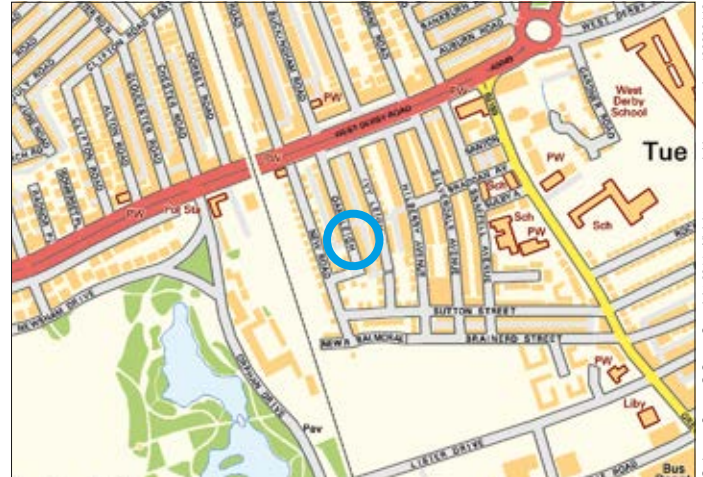


# 57 Oak Leigh, Tuebrook, Liverpool L13 7EN

\*GUIDE PRICE £40,000–£45,000



Not to scale. For identification purposes only

- **Three bed terrace property. Double glazing. Central heating.**

**Description** A three bedroomed mid terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum.

**Situated** Off West Derby Road in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Outside** Forecourt to the Front and Yard to the Rear.

**EPC Rating** C

**Ground Floor** Hall, Lounge, Dining Room, Kitchen, Bathroom/WC

**First Floor** Three Bedrooms