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**34**

75 Watling Avenue, Ford, Liverpool L21 9NX

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom end town house benefiting from double glazing, electric heating, front and rear gardens and a driveway. The property is currently let by way of an Assured Periodic Tenancy agreement producing a rental income of approximately £6,600 per annum.

### Situated

Off Hatton Hill Road in a popular and well established residential location close to local amenities, schooling and approximately 7 miles from Liverpool city centre.

### Ground Floor

Hall, Front Lounge, Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front Garden, Large Rear Garden, Driveway.

### EPC Rating

E

### Council Tax Band

B

