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**25**

## 16 Seafore Close, Lydiate, Liverpool L31 2JS

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed mid-town house benefiting from double glazing, central heating and front and rear gardens. The property is currently let by way of an Assured Shorthold Tenancy to a long-standing tenant of 7 years producing a rental income of approximately £8,500 per annum. This property is suitable for cash buyers only.

### Situated

On an estate of similar houses off Southport Road (A51471) within close proximity to local amenities, schooling and a short distance to Maghull Shopping Parade. Approximately 11 miles from Liverpool city centre.

### Ground Floor

Hall, WC, Kitchen, Lounge with French doors, Dining Room.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens.

### EPC Rating

D

### Council Tax Band

A

### Note

We are advised by the vendor that the tenant is up to date with their rent and there are no arrears.

