

LOT  
97

14 Ardleigh Road, Liverpool L13 2BD

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached house benefiting from double glazing, central heating and a rear garden. The property is in very good order throughout and would be suitable for immediate occupation, re-sale or investment purposes with the potential rental income being approximately £11,400 per annum.

### Situated

Set back off Edge Lane (A5047) in a popular and well-established location within walking distance to Liverpool Shopping Park, local amenities, schooling and transport. Approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Porch Entrance, Hall, Lounge/  
Diner, Kitchen, Shower/WC.

### First Floor

Three Bedrooms

### Outside

Rear Garden.

### EPC Rating

D

### Council Tax Band

A

