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# Flat 3, 37 Derby Lane, Liverpool L13 6QA

GUIDE PRICE **£45,000+\***

VACANT RESIDENTIAL

## Description

A one bedroomed first floor flat benefitting from double glazing and central heating within a converted double fronted town house. There are communal gardens and parking. The property would be suitable for investment purposes with a potential rental income of £6,000 per annum.

## Situated

Set back off Derby Lane in a popular and well-established residential area close to local amenities, Old Swan shopping facilities, schooling and transport links. The property is approximately 4.5 miles from Liverpool city centre.

## Ground Floor

Entrance Hallway

## First Floor

Hall, Open Plan Living Room/  
Kitchen, Bathroom, Bedroom

## Outside

Communal Gardens, Parking

## EPC Rating

C

## Council Tax Band

A

