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# 12 Archbrook Mews, Liverpool L13 7GA

GUIDE PRICE **£115,000+**\*

VACANT RESIDENTIAL

## Description

A three storey town house benefitting from three bedrooms, double glazing, central heating, off road parking and a yard to the rear. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

## Situated

Set back off Green Lane close to Tuebrook, Old Swan and West Derby amenities. There are numerous shops, bars and restaurants on nearby West Derby Road. Liverpool city centre is approximately 3.5 miles away with regular public transport links close by.

## Ground Floor

Hallway, Kitchen, WC, Garage.

## Council Tax Band

C

## First Floor

Living Room, Bedroom.

## Tenure

Leasehold for a term of 999 years (less 10 days) from 10th April 2003 Service Charge – £57 per month Ground Rent – £100 per annum

## Second Floor

Two Bedrooms, Bathroom/WC.

## Outside

Yard To The Rear and Off Road Parking.

## Joint Agent

Entwistle Green

## EPC Rating

C

