

LOT
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44 St. Andrew Road, Liverpool L4 2RJ

***GUIDE PRICE £50,000+**



- **A residential investment opportunity producing £14,400 per annum. Double glazing. Central heating. Good condition.**

Description A four bedroomed three storey middle terraced property currently let to four tenants producing a rental income of £14,400 per annum inclusive of bills The property is in good condition and benefits from double glazing, central heating and will be sold fully furnished.



Not to scale. For identification purposes only

Situated Off Breck Road in an established and popular residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Basement Cellar Not inspected.

Ground Floor Hall, Through Living Room/Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Second Floor Two Bedrooms.

Outside Yard to Rear.

Note New HMO regulation states the storey-height criteria will no longer apply. Please refer to the Liverpool City council website for further details.