

LOT  
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48 Nelville Road, Liverpool L9 9BP

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,616 per annum
- Double glazing
- Central heating

A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is let by way of a Regulated Tenancy producing a rental of £5,616 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Longmoor Lane in a popular and well established residential location close to local amenities, schooling and approximately 5 miles from Liverpool city centre.

**Ground Floor** Hall, Living Room, Dining Room, Kitchen

**First Floor** Three Bedrooms, Bathroom/WC

**Outside** Yard to the rear

**Note** Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

**EPC Rating** D

