

LOT

6

8 Toxteth Grove, Liverpool L8 9SS

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing £5,400 per annum
- Double glazing
- Central heating

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum.

Situated Off Park Road (A561) in a popular and well established residential location close to local amenities and approximately 3.5 miles from Liverpool city centre.

Ground Floor Vestibule, Lounge 4.93m × 3.55m (16' 2" × 11' 8"), kitchen 3.35m × 2.11m (11' × 6' 11"), Bathroom/WC

First Floor Bedroom 1 3.54m × 2.68m (11' 7" × 8' 10") Bedroom 2 2.92m × 2.75m (9' 7" × 9')

Outside Rear yard.

Note Please note Sutton Kersh have not internally inspected the property and all details have been provided by the vendor.

