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39 Warrenhouse Road, Kirkby, Liverpool L33 9XG

GUIDE PRICE **£45,000+**\*

RESIDENTIAL INVESTMENT

- A two bed end town house producing £6,000
- Double glazing • Central heating • Gardens

A two bedroomed end town house benefiting from double glazing, central heating and gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

**Situated** Set back off the main road just Off Simonswood Lane in a popular residential location ideally located with easy access to the plentiful amenities of Kirkby town centre, schooling, excellent transport links with bus, train and motorway access to be found within close proximity and approximately 10 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms, Shower room/WC.

**Outside** Front forecourt. Rear Garden.

