

LOT  
45

12 Espin Street, Liverpool L4 5XE

GUIDE PRICE **£45,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroom end terraced house benefiting from double glazing and central heating. The property is currently let by way of Assured Shorthold Tenancy at a rental of £4,800 per annum.

### Situated

Off Goodison Road in a popular location close to local amenities, schooling, Everton Football Club and approximately 2 miles from Liverpool city centre.

### Ground Floor

Vestibule, Through Lounge/  
Dining Room, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Yard to the rear.

### EPC Rating

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### Note

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

