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**131**

54 Sutcliffe Street, Liverpool L6 6AT

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom end of terrace house benefitting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum. Alternatively if let to 3 individuals at £85pppw the potential rental income would be approximately £13,260.00 per annum.

### Situated

Off Boaler Street in a popular and well established residential location within close proximity to local amenities, Newsham Park, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room, Dining Room,  
Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms.

### Outside

Yard to rear.

