

LOT  
49

## 34 Blacklow Brow, Liverpool L36 5XF

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing and gardens. The property is currently let by way of a Regulated Tenancy producing a rental of £6,360 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 Archway Road in a popular and well established residential location close to Huyton Village amenities and approximately 7 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining room,  
Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens.

### EPC Rating

G

### 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.

