

LOT  
**52**

37 Monville Road, Liverpool L9 9DE

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced property benefiting from double glazing. The property is let by way of a Regulated Tenancy producing a rental of £3,900 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 Longmoor Lane (A506) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4.5 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room, Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear.

### Note

Please 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.

### EPC Rating

TBC

