

LOT  
**54**

24 Pearl Lane, Vicars Cross, Chester, Cheshire CH3 5NX

GUIDE PRICE **£155,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed end town house which is currently let by way of a Regulated Tenancy producing £4,862.00 per annum. The property benefits from central heating, driveway and a rear garden. 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 Vicars Cross Road in a popular location close to local amenities, Shropshire Union Canal and approximately 1 mile from Chester city centre.

### Ground Floor

Hall, Lounge, Dining room,  
Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Driveway and Rear garden.

### 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

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