

LOT  
**38**

37 Cavan Road, Liverpool L11 8LL

GUIDE PRICE **£80,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom semi-detached property sat on a good sized corner plot and currently let by way of an Assured Shorthold Tenancy at a rental of £7,200 per annum. The property benefits from double glazing, central heating, front and rear gardens and a driveway.

### Situated

Off Lowerson Road which in turn is off Queens Drive in a popular and well established residential location close to local amenities, schooling and approximately 4.5 miles from Liverpool city centre.

### Ground Floor

Porch Entrance, Hall, two Reception Rooms, Kitchen/ Dining Room

### Note

Sutton Kersh have not inspected the property internally.

### First Floor

Three Bedrooms, Bathroom/WC

### EPC Rating

E

### Outside

Front and Rear Gardens,  
Driveway.

