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**31**

32 Ettington Road, Liverpool L4 2SX

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,200 per annum.

### Situated

Off Clapham Road which in turn is off Priory Road in a popular and well established residential location within easy access to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear

### EPC Rating

E

