

LOT  
35

4 Quernmore Road, Kirkby, Liverpool L33 6UU

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, rear garden and a driveway. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

### Situated

Off Old Rough Lane in an established residential location within close proximity to local amenities. Approximately 6 miles from Liverpool city centre.

### Ground Floor

Hall, WC, Lounge, Kitchen/  
Dining room.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Driveway and Rear Garden.

### EPC Rating

C

### Council Tax Band

A

### Note

There are no express rights of access for the subject property across either the road or pavement, and the houses are too newly built to claim access rights acquired by prescription.

### Tenure

Leasehold for a term of 999 years from 1st January 2007

