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**13**

# 100 Sunbeam Road, Liverpool L13 5XT

## RESIDENTIAL INVESTMENT

Guide price **£40,000+**



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Not to scale. For identification purposes only

**A two bedroomed terraced property currently let by way of a Regulated Tenancy effective from September 2010 at a rental of £3510.00 per annum. The property benefits from partial double glazing.**

### Situated

Off Prescot Road in the popular Old Swan District within walking distance to local amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Two rooms, Kitchen.

### First Floor

Two rooms, Bathroom/WC

### Outside

Yard to the rear.