

LOT  
**41**

## 4 Fairbank Street, Liverpool L15 4JQ

### RESIDENTIAL INVESTMENT

Guide price **£40–45,000**



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Not to scale. For identification purposes only

**A two bedroomed end of terrace property benefiting from double glazing. The property is currently let to two students by way an of Assured Shorthold Tenancy at a rental of £5,196.00 per annum.**

#### **Situated**

Off Wellington Road and accessed via Picton Road in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

#### **Ground Floor**

Large Living Room, Kitchen, Bathroom/WC

#### **First Floor**

Two Bedrooms.

#### **Outside**

Yard to the rear.