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**109**

## 44 Emery Street, Liverpool L4 5UZ RESIDENTIAL INVESTMENT

Guide price **£30,000+**



Not to scale. For identification purposes only

**A 2 bedroomed terraced property currently let by way of a Regulated Tenancy producing £3,562 per annum.**

### **Situated**

Off Goodison Road within close proximity to Everton Football Club, local amenities and approximately 3 miles from Liverpool City Centre.

### **First Floor**

2 Rooms.

### **Outside**

Rear Yard.

### **Ground Floor**

1 Room, Kitchen, Bathroom/W.C.