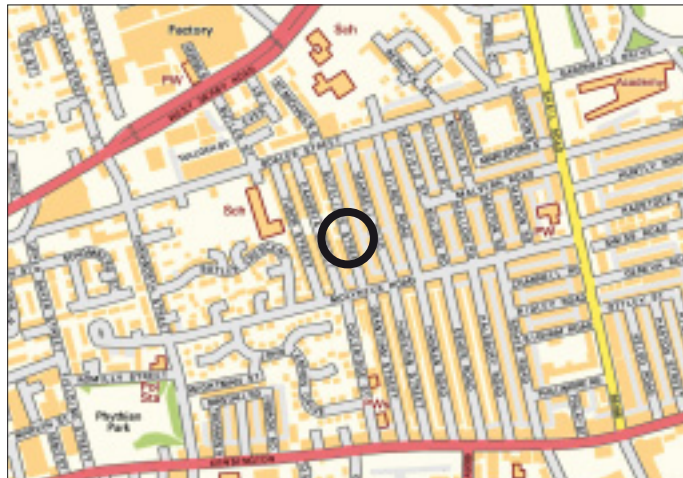


LOT  
**34**

## 45 Sutcliffe Street, Liverpool L6 6AS

RESIDENTIAL INVESTMENT

Guide price **£40,000–£45,000**



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Not to scale. For identification purposes only

**A 3 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum. The property benefits from double glazing and central heating.**

### **Situated**

Off Boaler Street in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

### **Ground Floor**

Hall, Through Living Room, Kitchen, Bathroom/WC.

### **First Floor**

3 Bedrooms, WC.

### **Outside**

Yard to the Rear.