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## 35 Arnside Road, Edge Hill, Liverpool L7 5QB RESIDENTIAL INVESTMENT

**GUIDE PRICE £40,000–£45,000**



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A two bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,720.00 per annum. The property benefits from double glazing and central heating.

Not to scale. For identification purposes only

**Situated** Off Durning Road (A5089) close to its junction with Edge Lane in a popular and well established residential location within close proximity to local amenities.

**Outside** Rear Yard.

**EPC Rating** C

**Ground Floor** Lounge/Diner, Kitchen.

**First Floor** Two Bedrooms, Bathroom/WC.