

LOT

70

39 Merlin Street, Liverpool L8 8HZ

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **Two bedroom middle terrace property let producing £5,415.00 per annum. Double glazed & central heated.**

Description A two bedroom middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,415.00 per annum. The property benefits from double glazing and central heating.

Situated Just off North Hill Street which is off Park Road (A561) in a popular and well established residential location within close proximity to local amenities.

Outside Rear Yard.

EPC Rating D

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.