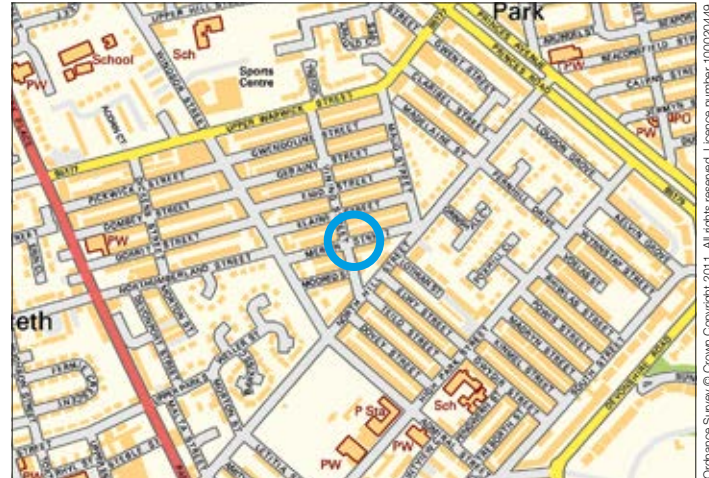


LOT

86

35 Merlin Street, Liverpool L8 8HZ

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- Residential investment producing £3,640 per annum. Double glazing. Central heating.

**Description** A two bedroomed middle terrace property which is currently let by way of a Regulated Tenancy producing £3,640.00 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.