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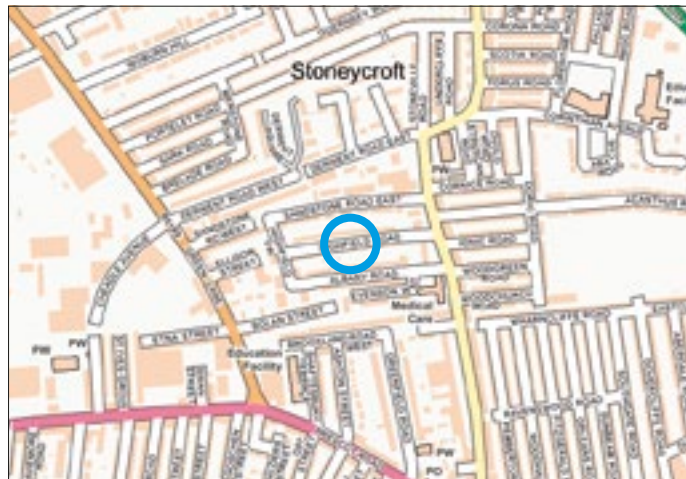
37 Highfield Road, Old Swan, Liverpool L13 3BR

\*GUIDE PRICE £70,000+



- **Residential investment producing £5,940 per annum. Double glazing. Gardens to the front and rear.**

**Description** A three bedroomed double fronted mid-town house currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,940 per annum. The property benefits from double glazing and gardens to the front and rear.



Not to scale. For identification purposes only

**Situated** Off Derby Road in a popular and well established residential location within easy access to the Old Swan amenities and schooling.

**Ground Floor** Hall, Lounge, Dining Room, Kitchen

**First Floor** 3 Bedrooms, Bathroom/WC

**Outside** Gardens to the front and rear.

**EPC Rating** F