

LOT
45

52 Mauretania Road, Liverpool L4 6SS

*GUIDE PRICE £55,000+



- **Residential investment producing a rental income of £4,992 per annum. Double glazing.**

Description A three bedroom mid terraced property benefiting from double glazing. The property is let by way of an Regulated Tenancy producing a rental income of £4,992 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.



Not to scale. For identification purposes only

Situated Off Haggerston Road which is in turn off Queens Drive (A5058) in a popular and well established residential location within close proximity to County Road amenities and approximately 2 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.