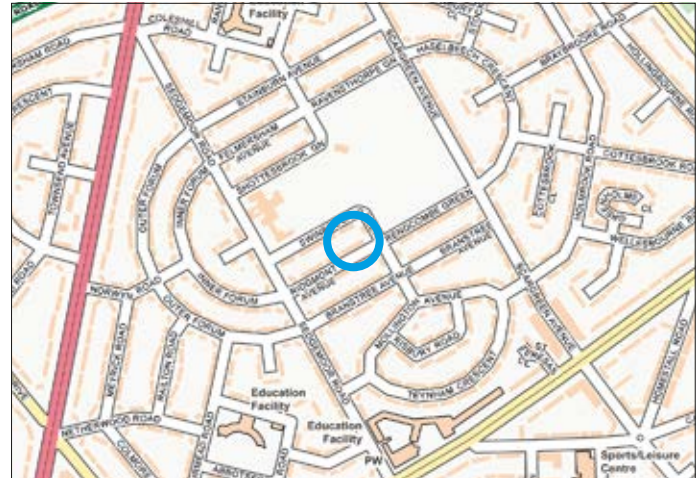


LOT

70

# 36 Swinbrook Green, Liverpool L11 3BX

\*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £7,800 per annum. Double glazing. Central heating. Front, side and rear gardens. Off road parking.**

**Description** A four bedroomed double fronted end town house property currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,800 per annum. The property benefits from double glazing, central heating, front, side and rear gardens and off road parking.

**Situated** Off Sedgemoor Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

**Ground Floor** Two Reception Rooms, Open Plan Kitchen/ Dining Room, WC

**First Floor** Four Bedrooms, One with En Suite, Bathroom/WC

**Outside** Gardens front, side and rear and off road parking.