

LOT  
**46**

14 Acanthus Road, Liverpool L13 3DX

GUIDE PRICE **£80,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced property benefiting from central heating and partial double glazing. The property is currently let by way of a Regulated Tenancy producing a rental of £5,044 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.

### Situated

Between Derby Lane and Doric Road in a popular and well established residential location. Close to local amenities and transport links. Approx 4 miles from Liverpool city centre.

### Ground Floor

Living Room, Dining Room,  
Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to Rear.

### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

### EPC Rating

D

