

LOT  
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40 Truro Road, Liverpool L15 9HW

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced property benefiting from central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £6,136 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

Off Charles Berrington Road which in turn is off Heathfield road in a popular and well established residential area close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to Rear.

### EPC rating

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### 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.

