

LOT  
**52**

**35 Sandway Crescent, Liverpool L11 2SN**

**\*GUIDE PRICE £60,000+**



Not to scale. For identification purposes only

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- **Residential investment producing £7,020 per annum. Double glazing. Central heating. Gardens.**

**Description** A three bedroomed mid-town house which is currently let by way of an Assured Shorthold Tenancy at a rental of £7,020 per annum. The property benefits from double glazing, central heating and gardens.

**Situated** Off Carr Lane in a popular and well established residential location approximately 6 miles from Liverpool city centre.

**Note** Sutton Kersh have not internally inspected the property.

**Ground Floor** Hall, Through Lounge, Kitchen.

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

**Outside** Front and rear gardens.