

LOT  
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97 Gentwood Road, Liverpool L36 2QJ

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,460.00 per annum
- Double glazing
- Gardens
- Driveway

A three bedroomed middle town house property which is currently let by way of a Regulated Tenancy producing £5,460.00 per annum. The property benefits from double glazing, central heating, gardens and a driveway. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not to be disturbed in any way.

**Situated** Fronting Gentwood Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

**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.

**Ground Floor** Living Room, Dining Room, Kitchen.

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

**Outside** Gardens, Driveway.

