

LOT  
69

63 Rudyard Road, Liverpool L14 5NN

GUIDE PRICE **£90,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £6,136 per annum
- Double glazing
- Central heating
- Gardens front and rear
- Driveway

A three bedroomed semi-detached benefiting from double glazing, central heating and gardens to the front and rear. The property is 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 Thomas Lane in a popular residential location within easy access to Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

**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.

**Ground Floor** Hall, Living Room, Kitchen

**EPC Rating** E

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

**Outside** Gardens front and rear, Driveway

