

LOT  
**53**

25 Rossall Road, Liverpool L13 4DN

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £5,200 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 Broadgreen Road (B5189) in a popular residential location within easy access to Old Swan amenities, schooling and approximately 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

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