

LOT  
**78**

74 Melwood Drive, Liverpool L12 8RW

GUIDE PRICE **£105,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, driveway and gardens front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £5,820 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

Fronting Melwood Drive in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Driveway and Gardens front and rear.

### EPC rating

D

### 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.

