

LOT  
**65**

20 Roxburgh Avenue, Liverpool L17 4LQ

GUIDE PRICE **£160,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced property benefiting from partial double glazing and central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £5,980 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 Aigburth Road in a popular and well-established residential location within close proximity to local amenities, schooling and Sefton Park. Approximately 3 miles from Liverpool city centre.

### Ground Floor

Three Reception rooms, Kitchen.

### First Floor

Three Bedrooms, Shower room/  
WC.

### Outside

Rear Yard

### EPC Rating

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### 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.

