

LOT  
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79 August Road, Liverpool L6 4DE

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three/four bedroom middle terraced house currently let to three tenants by way of Assured Shorthold Tenancies producing £9,900 per annum. When fully let the potential income being in excess of £13,200 per annum. The property benefits from double glazing and central heating.

### Situated

Off Lower Breck Road in an established and popular residential location within easy reach of Tuebrook amenities, Liverpool Football Club, Newsham Park and approximately 3 miles from Liverpool city Centre.

### Ground Floor

Hall, Letting room, Lounge,  
Kitchen

in 2018, was brought up to HMO standard and registered with LCC building regulations and is being sold furnished.

### First Floor

Three Letting rooms, Bathroom/  
WC

### EPC Rating

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### Outside

Rear yard.

### Note

Please note Sutton Kersh have not internally inspected this property. The vendor has advised that the property was refurbished

