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**102**

## 30 Sulgrave Close, Liverpool L16 6AD

GUIDE PRICE **£135,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing and gardens to the front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £6,760 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 Glendevon Road which is off Queens Drive (A5058) in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 4.5 miles from Liverpool city centre.

### Ground Floor

Living Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Gardens to the front and 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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