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**59**

26 High Street, Hale Village, Liverpool L24 4AF

GUIDE PRICE **£205,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed detached property benefiting from double glazing, central heating, gardens, garage and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £9,815 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. This property is subject to a 14 day completion.

### Situated

Fronting High Street within the sought-after area of Hale Village within walking distance to Hale Park, Hale Lighthouse, local amenities, schooling and transport links. Approximately 2.5 miles from New Mersey retail park, 10.5 miles from Liverpool city centre and 3 miles from John Lennon Airport.

### Ground Floor

Two Reception rooms, Kitchen, WC.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Front and Rear Gardens, Garage and Driveway.

### 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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