

LOT

75

73 Watford Road, Liverpool L4 2TP

GUIDE PRICE **£85,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle-terraced property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,600 per annum.

### Situated

Off Priory Road in a popular and well-established residential area within walking distance to Anfield football stadium. Close to local amenities, schooling and transport links. The property is approximately 4.5 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room/  
Dining Room, Kitchen

### First Floor

Three bedrooms, Bathroom/WC

### Outside

Yard to rear

### EPC Rating

D

### Note

Sutton Kersh have not internally inspected this property and all details have been provided by the vendor.

