

LOT  
**95**

41 Andrew Street, Liverpool L4 4DS

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

### Description

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

### Situated

Off Goodison Road which in turn is off Spellow Lane in a popular and well established residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Kitchen.

### Note

Sutton Kersh have not inspected the property.

### First Floor

Two Bedrooms, Bathroom/WC.

### Second Floor

One Further Bedroom.

### Outside

Yard to the rear.

### Council Tax Band

A

### EPC Rating

E

