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1 Ennismore Road, Old Swan, Liverpool L13 2AR

GUIDE PRICE **£100,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed end of terrace property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £10,800 per annum. The vendor has advised that a new kitchen and downstairs flooring were fitting in February 2025, and the external wall insulation was done in 2023.

### Situated

Off Prescot Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from Liverpool city centre.

### Ground Floor

Hall, Through Lounge/Dining  
Room, Kitchen

### Tenure

Freehold

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear Yard

### EPC Rating

E

### Council Tax Band

A

