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**54**

**33 Quernmore Road, Liverpool L33 6UY**

**GUIDE PRICE £80,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is currently let to a long-standing tenant of 10 years on an Assured Shorthold Tenancy agreement producing a rental income of £7,447.68 per annum. There is potential to increase to market rent subject to any necessary consents.

### Situated

Off Brook Hey Drive which in turn is off Simonswood Lane in a popular residential location close to local amenities and approximately 1 mile from Kirkby town centre and Headbolt Train Station.

### Ground Floor

Hall, Lounge, Kitchen

### Tenure

Freehold

### First Floor

Two Bedrooms, Bathroom/WC

### Joint Agent

DMS Property



### Outside

Front and Rear Gardens,  
Driveway

### EPC Rating

C

### Council Tax Band

A

