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17 Roughwood Drive, Liverpool L33 9TY

GUIDE PRICE **£80,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle town house benefitting from double glazing, central heating, front and rear gardens and off-road parking. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £6,534 per annum

### Situated

Off Old Rough Lane which in turn is off County Road in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. The property is approximately 2 miles from Kirkby town centre.

### Ground Floor

Hall, Kitchen, Living Room

### EPC Rating

C

### First Floor

Three Bedrooms, Bathroom, separate WC

### Council Tax Band

A

### Outside

Front and Rear Gardens, Off Road Parking

### Tenure

Leasehold

### Note

Sutton Kersh have not internally inspected this property, all information has been provided by the vendor.

### Joint Agent

DMS Property

