

LOT  
**54**

## 37 Knoclaid Road, Liverpool L13 8DB

RESIDENTIAL INVESTMENT

Guide price **£35–40,000**



Not to scale. For identification purposes only

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**A three bedroom middle terraced property currently let by way of a Regulated Tenancy effective from February 2011 at a rental of £3906.00 per annum.**

### **Situated**

Off Prescot Road in the popular Old Swan District within walking distance to local amenities and approximately 3 miles from Liverpool city centre.

### **Ground Floor**

Two rooms, Kitchen.

### **First Floor**

Three rooms, Bathroom/WC

### **Outside**

Yard to the rear.