

LOT  
**37**

## 97 Empress Road, Kensington, Liverpool L7 8SE

RESIDENTIAL INVESTMENT

Guide price **£60,000 +**



Not to scale. For identification purposes only

**A middle terraced property currently let to 3 students on Assured Shorthold Tenancies producing an annual rental income of £6792.39. The property benefits from partial double glazing and central heating.**

### **Situated**

Off Kensington High Street in an established and popular residential location within easy access to Liverpool City Centre.

### **Ground Floor**

Hall, 1 Letting Room, Communal Lounge, Kitchen.

### **First Floor**

2 Letting Rooms, Bathroom/WC

### **Outside**

Yard to the rear.