

LOT

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# 33 Eton Street, Liverpool L4 4DN

\*GUIDE PRICE £35,000+



- **Residential investment producing £4,200 per annum. Double glazing. Central heating.**

**Description** A two bedroom mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,200 per annum. The property is in good order and benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off County Road and Goodison Road within walking distance to Everton Football Club and within close proximity to local amenities approximately 2 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms, Bathroom/WC

**Outside** Yard to the rear

**EPC Rating** E

**Ground Floor** Hall, Through Living Room/Dining Room, Kitchen