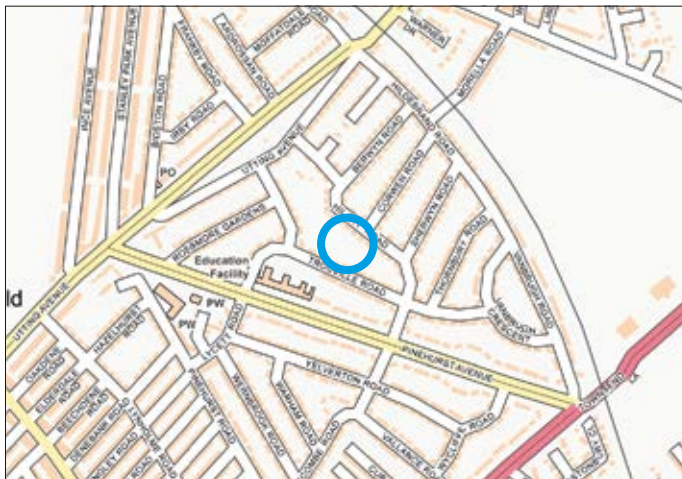


LOT

43

36 Hilary Road, Liverpool L4 7TW

*GUIDE PRICE £70,000+



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Not to scale. For identification purposes only

- **Residential investment producing a rental income of £4,836 per annum. Double glazing.**

Description A three bedroomed semi-detached property benefiting from double glazing. The property is currently let by way of a Regulated Tenancy producing a rental income of £4,836 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated Off Trouville Road which in turn is off Pinehurst Avenue close to local amenities and approximately 3 miles from Liverpool city centre.

Outside Gardens front and rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC