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**119**

## 4 Kingsdale Road, Allerton, Liverpool L18 1LD

GUIDE PRICE **£125,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let on an Assured Shorthold Tenancy producing £7,800 per annum. There is potential to increase the rental income to a market rent of £11,400 per annum.

### Situated

Off Allerton Road in a popular South Liverpool location providing an excellent range of shops, cafes and bars. Popular schooling is available in the area and there are good road and public transport routes to Liverpool city centre which is approximately 4 miles away.

### Ground Floor

Hall, Front Lounge, Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard to rear.

### EPC Rating

D

### Council Tax Band

B

