

LOT

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44 Rector Road, Liverpool L6 0BY

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom middle terraced house benefitting from double glazing and central heating with a new boiler. The property is currently let by the way of an Assured Shorthold Tenancy to a long term tenant producing a rental income of £7,800.00 per annum.

### Situated

Off Townsend Lane in a popular and well established residential location within close proximity to local amenities, transport links and schooling. Liverpool city centre is approximately 4 miles away.

### Ground Floor

Hall, Two Reception Rooms,  
Kitchen, Store Room.

### First Floor

Bathroom/WC, Three Bedrooms.

### Outside

Yard to rear.

### EPC Rating

C

### Council Tax Band

A

