

LOT  
**40**

12 Greenleaf Street, Liverpool L8 0RB

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle-terraced property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement to a long standing tenant producing a rental income of £5,400 per annum.

### Situated

Off Smithdown Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from Liverpool city centre.

### Ground Floor

Living Room, Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms

### Outside

Yard to the Rear

### EPC Rating

D

### Council Tax Band

A

### Note

Please note Sutton Kersh have not inspected the property internally and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.

