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**63**

32 Cullen Street, Liverpool L8 0QZ

GUIDE PRICE **£45,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by the way of an assured shorthold tenancy producing a rental income of £4,992 per annum.

### Situated

Off Smithdown Road in a well-established residential location close to local amenities, schooling and transport links. The property is approximately 2 miles from Liverpool city centre and approximately 1 mile from Sefton Park and Lark Lane amenities.

### Ground Floor

Vestibule, Open Plan Living Room/Dining Room/Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms

### Outside

Yard to rear

### EPC Rating

C

### Council Tax Band

A

