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**53**

56 Rector Road, Liverpool L6 0BY

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

### Description

A four bedroomed middle terraced house benefiting from double glazing and central heating. The property comprises four letting rooms each with their own ensuite shower rooms and is currently fully let producing a rental income of £23,760 per annum. The current seller has a selective licence for this property for 5 years from 2024.

### Situated

Off Townsend Lane (A580) in a popular and well established residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Kitchen,  
Communal Lounge, one Letting  
Room with ensuite shower room/  
WC.

### Council Tax Band

A

### First Floor

Three Letting Rooms each with  
ensuite shower room/WC.

### Outside

Yard to the rear.

### EPC Rating

C

