

LOT  
**109**

42 Fitzgerald Road, Liverpool L13 5XL

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

### Description

A 3 bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let to a long standing tenant of approximately 11 years producing a rental income of £9,000 per annum.

### Situated

Off Wharncliffe Road which is in turn off Derby Lane and Prescot Road in the heart of Old Swan in a popular and well established residential location, walking distance to local amenities, schooling and transport links. Liverpool City Centre is approximately 4.5 miles away.

### Ground Floor

Hall, Lounge, Dining Room,  
Kitchen.

### Note

GET READY TO BID BY VISITING  
THE AUCTIONEERS WEBSITE

### First Floor

3 Bedrooms, Bathroom/WC.

### Tenure

Freehold

### Outside

Yard to the rear, Brick  
Outbuilding.

### EPC Rating

TBC.

### Council Tax Band

A

