



All enquiries Ref: James Paterson

- Freehold two floor semi-detached house
- Investment

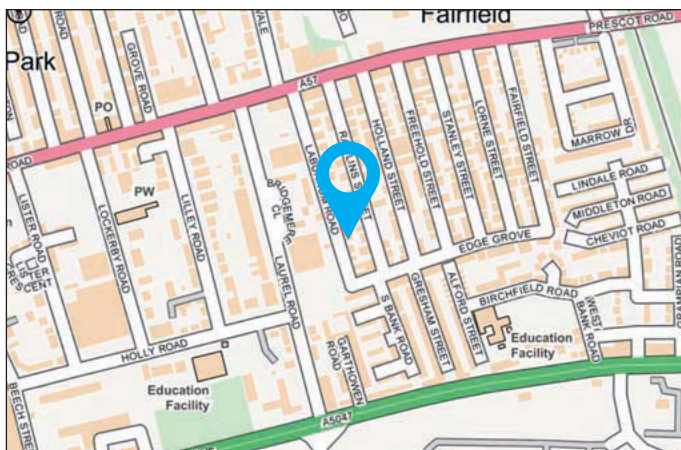
Location:

The property is situated on Laburnum Road within an established residential area of Fairfield, Liverpool, between its junctions with Edge Grove and Prescot Road. Public transport links include Edge Hill mainline rail station together with a network of local bus services operating along Prescot Road and into Liverpool city centre. Road links include the M62 motorway and Queens Drive (A5058), providing access across the wider Merseyside region. Shopping amenities can be found locally within with an extensive range of shops, bars and restaurants being found in Liverpool city centre. Recreational pursuits can be found locally at the open spaces of Newsham Park.

Description:

Freehold semi-detached house arranged over ground and first floors.

EPC rating: TBC



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Accommodation:

The auctioneers were unable to inspect the property at the time of going to print although believe it comprises the following accommodation: Prospective purchasers must rely on their own enquiries in this respect;

First floor: Four bedrooms, bathroom/WC

Ground floor: Through reception room, kitchen, WC

Outside: Front and rear gardens

Council Tax Band: B

Tenancy:

The property is let on an assured shorthold tenancy agreement (AST) for a term of 6 months from 03/11/2026 to and including 02/05/2017 (holding over) at a rent of £695 per calendar month.

Rent reserved:

£8,340 per annum

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



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