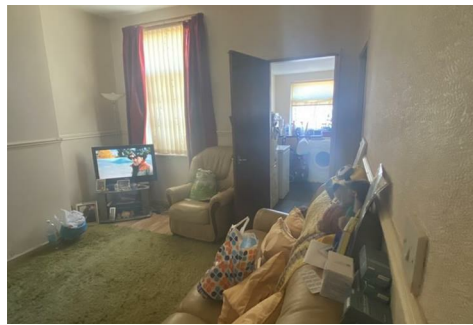




J & D ESTATE AGENTS

188 - 190 WALTON VILLAGE, WALTON, LIVERPOOL L4 6TW



17 Astor Street, Liverpool, L4 5RR

Asking price £79,995

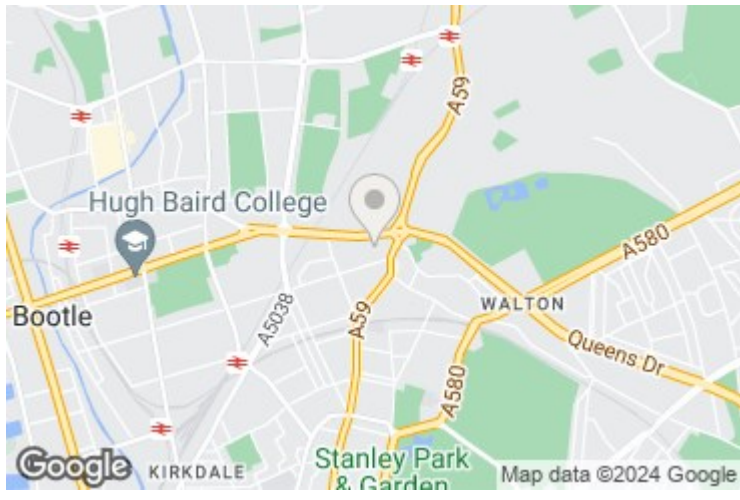
££ Attention Investors ££

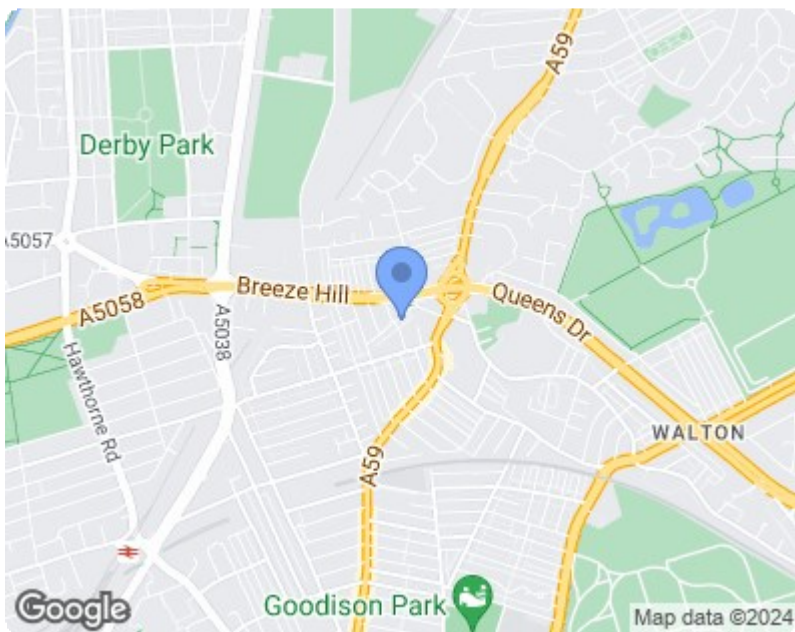
Fantastic opportunity: Sitting Tenant!

2 bedroom terrace comprising: 2 x lounge areas, kitchen, 2 x double bedrooms and a family bathroom.

Property currently has a guaranteed yield of 6.1% with the potential for 8.4% in current market state.

This property is in close proximity to excellent amenities, local schools and walking distance to a multitude of public transport links direct into the City Centre





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	