



## Herrick Street

Fairfield, L13 2AG

£80,000



The property is located in the popular residential area of Old Swan Liverpool. This Victorian mid terrace house offers an excellent opportunity for investors. The property features two well proportioned bedrooms, reception room, kitchen and bathroom.

Currently tenanted, the home provides a strong and reliable rental return, with the existing tenant having lived in the property for over 10 years. This long-term occupancy makes it an attractive option for landlords seeking a stable investment with consistent income.

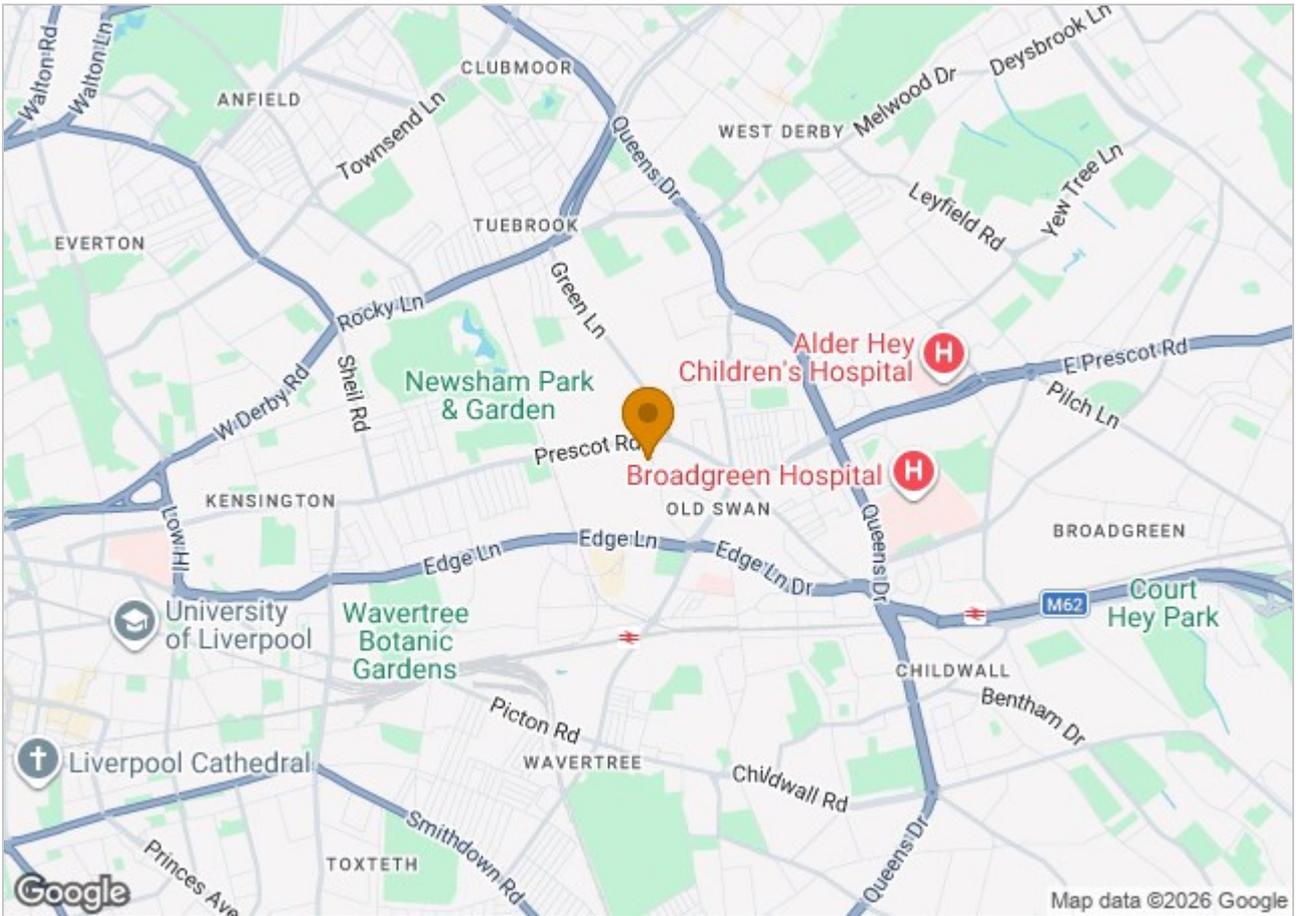
Current rent PCM £650.00  
Gross rental yield of £8.25%

Additionally the property is fitted with double glazing and gas central heating.

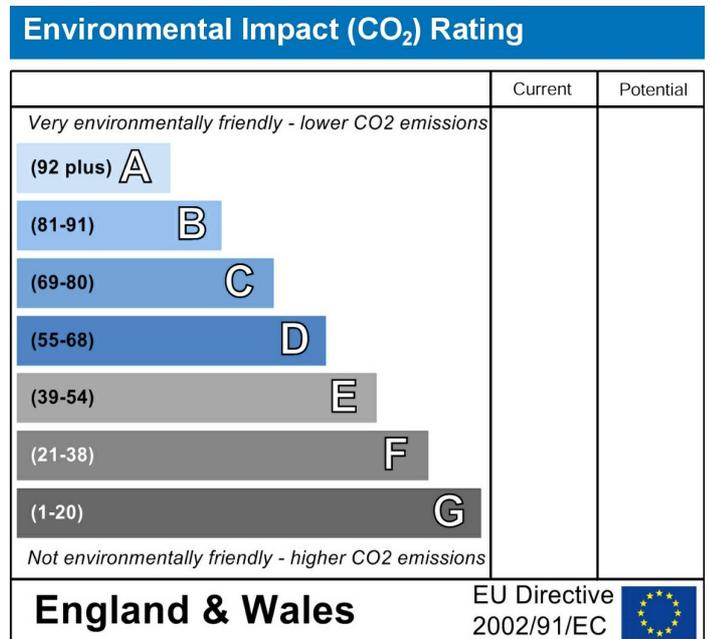
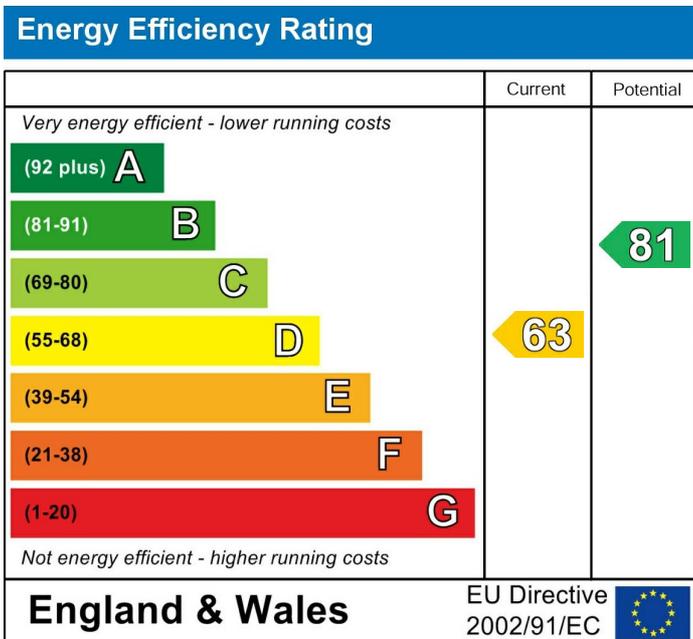
In summary, this two-bedroom terraced house on Herrick Street presents an opportunity for investors looking for a property that offers reliable income.



# Area Map



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.