

LOT  
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# 56 Shelley Street, Bootle, Merseyside L20 4LQ

\*GUIDE PRICE £45,000+



- **Residential investment producing £4,980.00 per annum. Double glazing, central heating.**

**Description** A two bedroom middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £4,980.00 per annum. The property benefits from double glazing, central heating and is in good order throughout.



Not to scale. For identification purposes only

**Situated** Off Peel Road in a popular and well-established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

**Outside** Rear Yard.

**Ground Floor** Hall, Lounge, Kitchen.

**First Floor** Two Bedrooms, Bathroom/WC.