

LOT  
27

7 St. Gregorys Croft, Bootle, Merseyside L30 3TP

GUIDE PRICE **£30,000\*–£35,000\***

VACANT RESIDENTIAL

- 2 Bedroom flat
- Double glazing
- Electric heating
- Communal gardens

A 2 bedroomed ground floor flat benefitting from double glazing and electric heating. The property would be suitable for investment purposes with a potential rental income in excess of £4,500 per annum.

**Situated** Off The Marian Way within close proximity to local amenities and approximately 5 miles from Liverpool City Centre.

**Ground Floor Flat** – Lounge, Kitchen, 2 Bedrooms, Bathroom/WC.

**Outside** Communal Gardens

**Note** Sutton Kersh have not internally inspected this property – all information has been supplied by the vendor

**EPC Rating** E

