

LOT  
**56**

83 Linacre Lane, Bootle, Merseyside L20 5AQ

GUIDE PRICE **£60,000+\***

VACANT RESIDENTIAL

- 3 Bed terrace • Double glazing, central heating
- Good condition.

A three bedroom middle terraced house benefiting from double glazing, central heating and new carpeting throughout. The property is in good condition throughout and would be suitable for immediate investment purposes with a potential rental income of approximately £6,000.00 per annum. Alternatively the property could be let to 3 tenants at £85pppw with a potential rental income of approximately £13,260 per annum.

**Situated** Fronting Linacre Lane in a popular residential location close to local amenities, schooling, Hugh Baird College and good transport links, approximately 5 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.

**Joint Agent**



**Cellar** 2 Rooms

**Ground Floor** Hall, Through Lounge/Dining Room, Kitchen/Diner.

