

LOT  
23

16 Melling Road, Bootle, Merseyside L20 5BD

GUIDE PRICE **£40,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £3,900.00 per annum
- Double glazing
- Central heating

A three bedroomed middle terrace property which is currently let by way of a Regulated Tenancy producing £3,900.00 per annum. The property benefits from double glazing and central heating. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not to be disturbed in any way.

**Situated** Off Stanley Road (A567) in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 4 miles from Liverpool city centre.

**Note** Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

**Ground Floor** Living Room, Dining Room, Kitchen.

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

**Outside** Rear Yard.

