

LOT  
**60**

16 Wadham Road, Bootle, Merseyside L20 7DG

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom mid terraced property benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £5,640.00 per annum.

### Situated

Off Stanley Road in a popular location close to local amenities, Hugh Baird College, schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining room,  
Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear yard.

### EPC Rating

E.

### Note

Sutton Kersh have not internally inspected the property.

