

LOT  
**42**

42 Bank Road, Bootle, Merseyside L20 4AU

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three storey end terrace property converted to provide two self contained flats (one × one bed and one × two bed) benefiting from double glazing, central heating and a shared rear garden. The property is currently fully let producing a rental income of £8984.00 per annum.

### Situated

Off Strand Road in an established location within easy reach of local amenities, schooling and approximately 2 miles north of Liverpool city centre.

### Ground Floor

Main Entrance Hall

**Flat 1** Hall, Lounge, Kitchen/  
Breakfast Room, Bathroom/WC

### First Floor

**Flat 2** Lounge, Kitchen/Breakfast  
Room, Bedroom.

### Second Floor

Further Bedroom, Bathroom/WC

### Outside

Shared Rear Garden.

### EPC Rating

D.

