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11 Warton Street, Bootle, Merseyside L20 4PX

GUIDE PRICE **£50,000–£60,000\***

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,680 per annum.

### Situated

Off Gray Street which in turn is off Knowsley Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Vestibule, Through Lounge/  
Dining Room, Kitchen,  
Bathroom/WC.

### Note

Sutton Kersh have not internally inspected this property and all details have been provided by the vendor.

### First Floor

Two Bedrooms

### Outside

Yard to Rear

### EPC Rating

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