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## Flats 1–5, 4 Merton Road, Bootle, Merseyside L20 3BN

GUIDE PRICE **£225,000+\***

RESIDENTIAL INVESTMENT

### Description

A residential investment opportunity currently producing £23,400 per annum. A substantial three storey semi-detached property converted to provide five × one bed self-contained flats benefiting from double glazing and central heating, gardens and off road parking. Each flat is currently let by way of an Assured Shorthold Tenancy producing a total income of approximately £23,400 per annum.

### Situated

Fronting Merton Road on the corner of Litherland Road in a popular and well established location within close proximity local amenities, Strand Shopping Centre, Hugh Baird College and approximately 5 miles from Liverpool city centre.

### Basement

Not Inspected

**Flat 4** Lounge, Kitchen, Bedroom, Bathroom/WC

### Ground Floor

Main Entrance Hallway

**Flat 1** Lounge, Kitchen Bedroom, Bathroom/WC

**Flat 2** Lounge, Kitchen, Bedroom, Bathroom/WC

### Second Floor

**Flat 5** Lounge, Kitchen, Bedroom, Bathroom/WC

### Outside

Gardens and Off road parking for several cars.

### First Floor

**Flat 3** Lounge Kitchen, Bedroom, Bathroom/WC

### EPC Rating

Flat 1 – D. Flat 2 – D. Flat 3 – D.  
Flat 4 – C. Flat 5 – D.



### Note

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