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## 13 Melling Road, Bootle, Merseyside L20 5BD

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,300 per annum.

### 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.

### Ground Floor

Vestibule, Hall, Living Room, Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Rear Yard.

### EPC Rating

D

### Council Tax Band

A

### Note

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

