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**285 Knowsley Road, Bootle, Merseyside L20 5DE**

**GUIDE PRICE £75,000+\***

VACANT RESIDENTIAL

### Description

A good sized three storey five bedroomed mid terraced property benefitting from double glazing. The property is in need of a full upgrade and scheme of refurbishment works following which would be suitable for occupation or investment purposes. The potential rental income is approximately £10,200 per annum, alternatively subject to any consents, the property could be let to 6 individual tenants with a potential rental income of approximately £26,500 per annum.

### Situated

Fronting Knowsley Road in a popular and well-established residential area close to local amenities, Bootle Strand Shopping Facilities and transport links. Approximately 6 miles from Liverpool city centre .

### Ground Floor

Vestibule, Hallway, Lounge, Dining Room, Kitchen, Utility Room.

### First Floor

Three Rooms, Kitchen, Bathroom/WC (no fittings)

### Second Floor

Further Two Rooms.

### EPC Rating

TBC.

### Council Tax Band

A.

