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**68**

545 Southport Road, Bootle, Merseyside L20 0DE

GUIDE PRICE **£90,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed mid-town house property benefitting from double glazing, central heating, a driveway, front and rear gardens. The property is in good condition throughout. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £9,000 per annum.

### Situated

Fronting Southport Road at its junction with Linacre Lane in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room,  
Kitchen

### Council Tax Band

A

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and rear gardens and a  
driveway

### EPC Rating

D

