

LOT  
**43**

**3 Smollett Street, Bootle, Merseyside L20 4PT**

**GUIDE PRICE £55,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed end of terraced house benefiting from double glazing and central heating. The vendor advises us there is a new boiler and roof. The property would be suitable for investment purposes with a potential rental income of approximately £7,800 per annum.

### Situated

Off Gray Street within a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Vestibule, Living Room, Dining Room, Kitchen, Bathroom/WC

### Joint Agent

Sellect Homes



### First Floor

Two Bedrooms, One with En Suite WC

### Outside

Yard to the rear

### EPC Rating

D

### Council Tax Band

A

