

LOT  
**119**

43 Cedar Street, Bootle, Merseyside L20 3HE

GUIDE PRICE **£55,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroom mid terraced house benefitting from double glazing and central heating. The property is currently tenanted on an Assured Shorthold Tenancy Agreement producing a rental income of £5,700 per annum.

### Situated

Off Litherland Road which in turn is off Marsh Lane (A5098) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre,

### Ground Floor

Hall, Two Reception Rooms,  
Kitchen

### Joint Agent

James Kristian



### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to the rear

### EPC Rating

C

### Council Tax Band

A

