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**65**

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

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle-terraced property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £7,800 per annum.

### Situated

Off Stanley Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear Yard

### EPC Rating

D

### Council Tax Band

A

