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**25**

# 48 Benedict Street, Bootle, Merseyside L20 2EN

RESIDENTIAL INVESTMENT

Guide price **£40,000+**



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Not to scale. For identification purposes only

**A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £5,100.16 per annum. The property was recently refurbished in early 2012 to include double glazing and central heating and is in good order throughout.**

### **Situated**

Off Hawthorne Road in a popular residential location approximately 4 miles from Liverpool city centre.

### **Ground Floor**

Hall, through Living Room, Kitchen.

### **First Floor**

Two Bedrooms, Bathroom/WC.

### **Outside**

Yard to the rear.