

LOT  
**103**

# 34, 34a, 34b Knowsley Road, Bootle, Liverpool L20 4NL

VACANT RESIDENTIAL

Guide price **£70,000+**



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Not to scale. For identification purposes only

**A three storey corner property converted to provide three self contained flats. The flats have recently been refurbished benefitting from double glazing and suitable for immediate occupation. When fully let the potential annual rental income is in excess of £12,000.**

### Situated

Fronting Knowsley Road on the corner of Byron Street in an established residential location approximately 4 miles north of Liverpool city centre and within

easy access to Bootle Strand Shopping Centre.

### Ground Floor

**Flat 34** Hall, Living Room, Kitchen,

Bedroom, Bathroom/WC (front entrance)

### First Floor

**Flat A** Hall, Living Room, Kitchen, Bedroom Bathroom/WC (side entrance)

### Second Floor

**Flat B** Hall, Living Room, Kitchen, two Bedrooms, Bathroom/WC (side entrance)

### Outside

Yard to the rear.