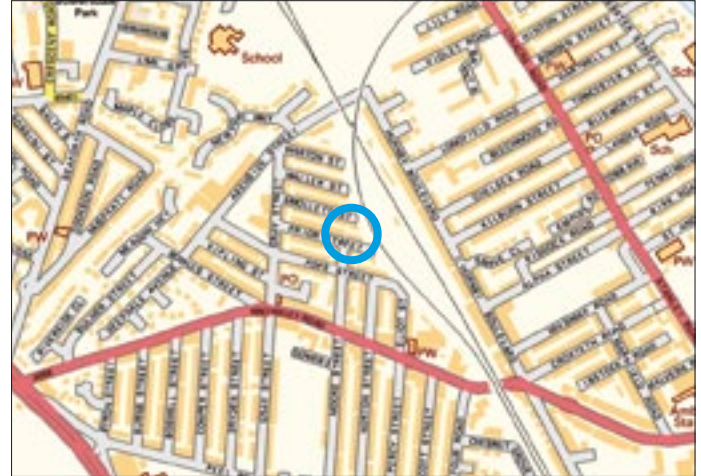


LOT  
**20**

## 29 Smollett Street, Bootle, Merseyside L20 4PT

RESIDENTIAL INVESTMENT

**GUIDE PRICE £35,000+**



Not to scale. For identification purposes only

A 2 bedroomed mid terrace property benefiting from central heating and partial double glazing. The property is currently let by way of an Assured Shorthold tenancy at a rental income of £5,720 per annum.

**Situated** Off Gray Road which in turn is off Knowsley Road in an established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

**Ground Floor** Lounge, Dining Room, Kitchen, Bathroom/WC

**First Floor** Two bedrooms

**Outside** Yard to the rear