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## Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE

RESIDENTIAL INVESTMENT

**GUIDE PRICE £45,000–£50,000**



Not to scale. For identification purposes only

A three storey middle terrace property converted to provide three one-bedroomed self-contained flats. Flat 2 has been sold off separately. We are offering Flats 1 & 3 only which are both currently let by way of Assured Shorthold Tenancies producing £8,860 per annum. The property benefits from partial double glazing and electric wall heaters.

**Situated** Fronting Stanley Road opposite North Park in a popular and well established location within close proximity to Bootle Strand amenities and Hugh Baird College.

### **Ground Floor**

Main Entrance Hallway.

**Flat 1** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

### **Second Floor**

**Flat 3** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

### **Outside**

Shared Rear Yard.

### **EPC rating**

**Flat 1** – G **Flat 3** – E