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## 70 Benedict Street, Bootle, Merseyside L20 2EW

RESIDENTIAL INVESTMENT

**GUIDE PRICE £40,000–£45,000**



A 2 bedroomed extended middle terraced property currently let by way of an Assured Shorthold Tenancy producing £5,280 per annum. The property is in good order throughout and benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Hawthorne Road in a popular residential location approximately 4 miles from Liverpool City Centre.

**Ground Floor** Hall, Through Living Room, Extended Kitchen.

**First Floor** 2 Bedrooms, Bathroom/WC with a walk in shower.

**Outside** Yard to the rear.