

LOT  
**87**

**446a Stanley Road, Bootle, Merseyside L20 5AE**

**VACANT RESIDENTIAL**

**GUIDE PRICE £20,000–£25,000**



Not to scale. For identification purposes only

A vacant 1 bedroom ground floor flat within a middle terrace property benefiting from double glazing and central heating. Flats 2 & 3 have been sold off separately and are not included. The property would be suitable for investment purposes with a potential annual rental income of £4200.00.

**Situated** Fronting Stanley Road (A567) close to its junction with Marsh Lane (A5098) overlooking North Park in a popular and well established residential location within close proximity to local amenities.

**Ground Floor** Main Entrance Hallway & Stairs currently undergoing refurbishment works.  
**Flat 1** Hall, Lounge, Bedroom, Kitchen, Bathroom/WC.

**Outside** Yard to the Rear.