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# 348 Marsh Lane, Bootle, Merseyside L20 9BX

## VACANT RESIDENTIAL

**\*GUIDE PRICE £45,000+**



A three storey middle terraced property converted to provide three one-bedroomed flats. Following repair and modernisation the property would be suitable for investment purposes. The potential annual rental income being in excess of £12,500.



Not to scale. For identification purposes only

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**Situated** Fronting Marsh Lane at its junction with Hawthorne Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

### **Ground Floor**

Main Entrance, Hallway.

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

### **First Floor**

**Flat 2** Lounge, Kitchen, Bedroom, Bathroom/WC.

### **Second Floor**

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

### **Outside**

Rear Yard