

LOT  
**44**

# 502 Stanley Road, Bootle, Merseyside L20 5AF

## RESIDENTIAL INVESTMENT

**\*GUIDE PRICE £110,000+**



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Not to scale. For identification purposes only

A three storey middle terraced property converted to provide four one-bedroomed self-contained flats and one studio flat. The property is fully let by way of Assured Shorthold Tenancies producing in excess of £20,000 per annum. The property benefits from double glazing, central heating and separate gas and electric meters.

**Situated** Fronting Stanley Road with views over North Park in an established and popular residential location within close proximity to local amenities, schooling

and approximately 5 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway  
**Flat 1** Hall, Lounge/Kitchen, Bedroom, Shower room/WC  
**Flat 2** Hall, Lounge/Kitchen, Bedroom, Bathroom/WC

### First Floor

**Flat 3** Hall, Lounge/Bedroom, Kitchen, Shower room/WC  
**Flat 4** Hall, Lounge/Bedroom, Kitchen, Shower room/WC

### Second Floor

**Flat 5** Lounge/Kitchen, Bedroom, Shower room/WC

### Outside

Yard to the rear