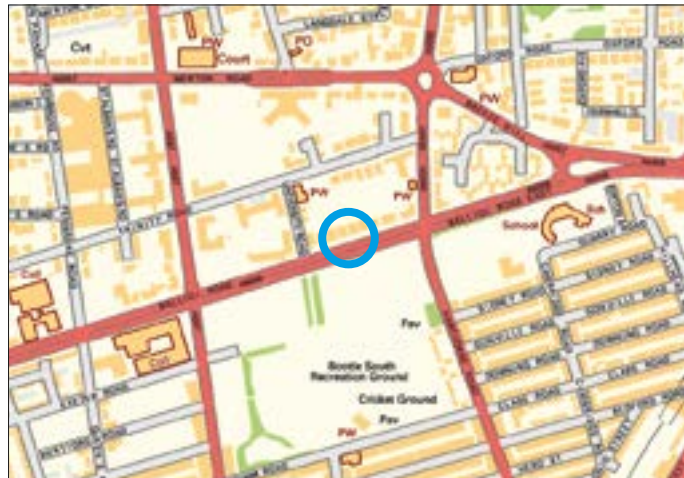


LOT
68

20 Balliol Road, Bootle, Merseyside L20 3AB

RESIDENTIAL INVESTMENT

***GUIDE PRICE £165,000+**



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Not to scale. For identification purposes only

A three storey plus basement semi-detached property converted to provide three self-contained apartments (two two-bedroomed and one three-bedroomed). The property is currently fully let by way of Assured Shorthold Tenancies producing £18,000 per annum. The property is in good condition and benefits from double glazing, central heating, secure entry system and shared ample parking to the front and rear.

Situated Fronting Balliol Road in a popular and well established location within close proximity to local amenities, Hugh Baird College

and approximately 2 miles from Liverpool city centre.

Ground Floor

Main entrance hallway.

Flat C Hall, Lounge, Dining room, Bedroom, Kitchen

Lower ground

Bathroom/WC, two further Bedrooms one with en suite shower room/WC

First Floor

Flat B Hall, Open Plan Lounge/

Kitchen, two Bedrooms, Bathroom/WC

Second Floor

Flat A Hall, Open Plan Lounge/ Kitchen, two Bedrooms, Bathroom/WC Stairs to Mezzanine.

Outside

Communal Yard, Shared ample Front and Rear Parking.