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**32 Byron Street, Bootle, Merseyside L20 4RH**  
**\*GUIDE PRICE £40,000 - £45,000**



## RESIDENTIAL INVESTMENT PRODUCING £5,400 PER ANNUM

**Description** A 3 bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Knowsley Road (A566) in a popular and well established residential location within close proximity to local amenities.

**Ground Floor**  
Hall, 2 Living Rooms, Kitchen.

**First Floor**  
2 Bedrooms, Small Storeroom, Bathroom/WC.

**Outside**  
Rear Yard.

**EPC Rating D**

**Buyers Fee**  
Please note that the buyer's fee on this property is £625 plus VAT.