

LOT
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502 Stanley Road, Bootle, Merseyside L20 5AF

*GUIDE PRICE £55,000+



- **Mid terrace property**
- **Providing 5 self contained flats**
- **Producing £20,000 pa**

Description A three storey middle terraced property converted to provide 4 x 1 bedroomed self contained flats and 1 studio flat. The 4 flats are let by way of Assured Shorthold Tenancies producing in excess of £14,500 per annum. The property benefits from double glazing, central heating and separate gas and electric meters. When fully let the potential annual rental income being in excess of £17,000



Not to scale. For identification purposes only

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

EPC Rating C