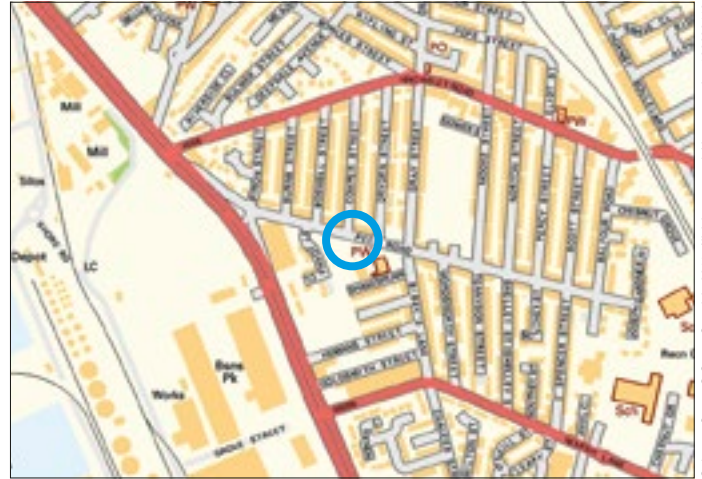


LOT
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ON BEHALF OF A HOUSING ASSOCIATION

Flats 1 & 2, 59 Peel Road, Bootle, Merseyside L20 4RN

*GUIDE PRICE £40,000–£45,000



Not to scale. For identification purposes only

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- **Three storey corner property converted into three flats, two of which are for sale. Double glazing. Central heating.**

Description A three storey corner property which has been converted to provide three self-contained flats. The ground floor flat No 59A is not included in the sale. The subject property comprises Flat 1 on the first floor and Flat 2 on the second floor with a shared ground floor entrance. The property benefits from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £9000.00 per annum.

Situated Fronting Peel Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor Communal Entrance

First Floor Flat 1 Hall, Open

Plan Lounge/Kitchen, Bedroom, Bathroom/WC

Second Floor Flat 2 Hall, Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

Outside Shared Yard