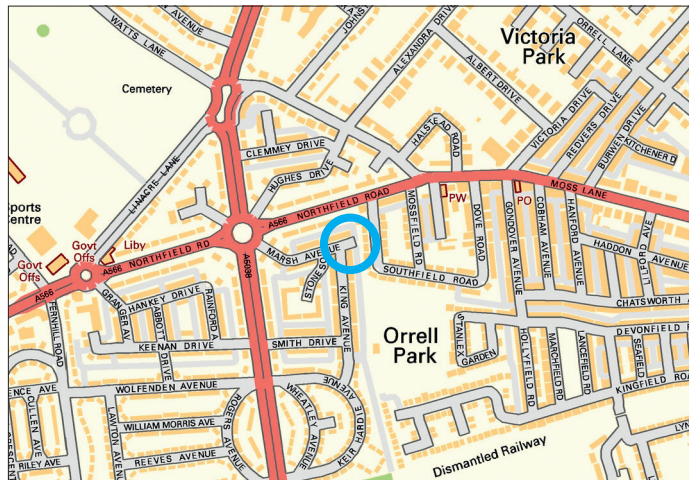


LOT
99

41 Marsh Avenue, Bootle, Merseyside L20 0DJ

*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

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- **Residential investment producing £5,100 per annum, benefiting from double glazing, central heating and a driveway.**

Description A two bedroomed end town house currently let by way of an Assured Shorthold Tenancy producing £5,100 per annum. The property benefits from double glazing, central heating and gardens and we are advised that the property has recently been refurbished throughout.

Situated Off Southport Road in a popular residential location within close proximity to local amenities and schooling. Approximately 4 miles from Liverpool city centre.

Outside Driveway, Rear yard.

Ground Floor Hall, Lounge, Kitchen, Dining Room

First Floor Two Bedrooms, Bathroom/WC