

LOT

131

41 Gray Street, Bootle, Merseyside L20 4RY

\*GUIDE PRICE £45,000+



- **3 Bed terrace. Double glazing. Central heating. Modern kitchen and bathroom.**

**Description** A 3 bedroomed mid terrace property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes with a potential rental income in excess of £5,400 per annum.



Not to scale. For identification purposes only

**Situated** Off Knowsley Road in a popular and well established residential location within easy access to local amenities and approximately 2 miles from Liverpool City Centre.

**Ground Floor** Hall, Through Living Room/Dining Room, Kitchen, Bathroom/W.C

**First Floor** 3 Bedrooms, W.C.

**Outside** Yard to Rear.