

LOT

45

113 Moore Street, Bootle, Merseyside L20 4PL

\*GUIDE PRICE £40,000+



- **Residential investment producing £5,400 per annum. Double glazing. Central heating**

**Description** A 3 bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and is currently let by way of an Assured Shorthold tenancy at a rental of £5,400 per annum.



Not to scale. For identification purposes only

**Situated** Off Knowsley Road within close proximity to local amenities, schooling and approximately 3 miles from Liverpool City centre.

**Ground Floor** Through Lounge/  
Dining room, Kitchen.

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

**First Floor** Yard to the rear.