

LOT
29

Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE

*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

- **Three storey mid terrace converted into three one-bedroom self contained flats (Flat 2 sold off separately). Partial double glazing. Electric wall heaters.**

Description A three storey middle terrace property converted to provide three one-bedroomed self-contained flats. Flat 2 has been sold off separately. We are offering Flats 1 & 3 only which are both currently let by way of Assured Shorthold Tenancies producing £9,600 per annum. The property benefits from partial double glazing and electric wall heaters.

Situated Fronting Stanley Road opposite North Park in a popular and well established location within close proximity to Bootle Strand amenities and Hugh Baird College.

Ground Floor Main Entrance Hallway.

Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC (producing £4,160 per annum).

Second Floor Flat 3 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC (producing £5,200 per annum).

Outside Shared Rear Yard.

EPC Rating Flat 1 – G.
Flat 3 – E.