

LOT  
**93**

# 10 Warton Street, Bootle, Merseyside L20 4PX

\*GUIDE PRICE £37,000+



Not to scale. For identification purposes only

- **Residential investment producing £4,200 per annum. Double glazing. Central heating.**

**Description** A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,200 per annum.

**Situated** Off Gray Road which in turn is off Knowlsey Road in a well-established residential location within easy reach of local amenities, schooling and Liverpool city centre is approximately 4 miles away.

**First Floor** Two Bedrooms, Bathroom/WC

**Outside** Yard to the rear.

**Ground Floor** Hall, Lounge, Dining Room, Kitchen