

LOT

49

# 54 Southey Street, Bootle, Merseyside L20 4LL

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Residential investment producing £6,300 per annum. Double glazing. Central heating.**

**Description** A three bedroomed end terraced property benefiting from double glazing and central heating. The property is in good order throughout and currently let by way of an Assured Shorthold tenancy at a rental income in excess of £6,300 per annum.

**Situated** Off Peel Road close to local amenities and approximately 3 miles from Liverpool city centre.

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

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

**Outside** Rear yard.