

LOT  
**61**

# 102 Downing Road, Bootle, Merseyside L20 9LX

\*GUIDE PRICE £40,000+



- **Residential investment producing £4,160.00 per annum. Double glazing. Central heating.**

**Description** A 3 bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £4,160.00 per annum and the tenant has been in situ for 16 years. The property benefits from majority double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Cambridge Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4 miles from Liverpool City Centre.

**Ground Floor** Hall, Lounge, Dining Room, Large Kitchen/ Diner

**First Floor** 3 Bedrooms, Bathroom/WC.

**Outside** Rear Yard.