

LOT  
74

7 St. Gregorys Croft, Bootle, Merseyside L30 3TP

GUIDE PRICE **£30,000–£35,000\***

VACANT RESIDENTIAL

- Two bedroom flat • Double glazing • Electric heating

A two bedroomed ground floor flat benefitting from double glazing and electric heating. The property would be suitable for investment purposes with a potential rental income in excess of £4,500 per annum.

**Situated** Off The Marian Way within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

**Ground Floor** Flat Lounge, Kitchen, two Bedrooms, Bathroom.

**Outside** Communal Gardens

**Note** Sutton Kersh have not internally inspected this property – all information has been supplied by the vendor

