

LOT  
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368–368A Marsh Lane, Bootle, Merseyside L20 9BX

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

- Two self-contained flats • Double glazing
- Central heating

A three storey dormer style terraced property converted to provide two self-contained flats benefiting from double glazing, central heating and their own separate front entrances. The property comprises a studio flat to the ground floor and a two bedroomed flat situated over the first and second floors. Once refurbished and modernised the flats would be suitable for investment purposes with a potential rental income of approximately £10,800 per annum.

**Situated Situated** fronting Marsh Lane at its junction with Hawthorne Road in an established location within easy reach of local amenities and approximately 5 miles from Liverpool city centre.

#### Flat 368

**Ground Floor** Open Plan Lounge/Bedroom, Kitchen, Shower, WC, Utility Room (Separate front entrance)

#### Flat 368A

**Ground Floor** Entrance Hallway

**First Floor** Kitchen, Lounge.

**Second Floor** Two Bedrooms, WC.

**Outside** Shared Yard.

