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**32**

**24 Linacre Lane, Bootle, Merseyside L20 5AH**

**GUIDE PRICE £45,000+\***

**RESIDENTIAL INVESTMENT**

### **Description**

A three bedroom middle terraced property currently let by the way of a regulated tenancy at a rental income of £3,728 per annum. The property benefits from central heating and double glazing.

### **Situated**

Fronting Linacre Lane in a popular residential location close to local amenities, schooling, Hugh Baird College and good transport links, approximately 5 miles from Liverpool city centre.

### **Basement**

Cellar – not inspected

### **Ground Floor**

Vestibule, Hall, Lounge, Kitchen.

### **First Floor**

Three Bedrooms, Shower Room/  
WC

### **Outside**

Yard to rear

### **EPC Rating**

D

### **Council Tax Band**

A

### **Note**

Please note that Sutton Kersh have not inspected the property internally and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.

### **Tenure**

Leasehold

