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## 1 Warton Terrace, Bootle, Merseyside L20 4QA

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom end of terrace property benefitting from double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable for investment purposes with a potential rental income of £9,000.00 per annum.

### Situated

Off Grey Street which in turn is off Knowsley Road in a popular and well established residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room,  
Kitchen.

### Lease Details

99 years from 25th March 1905  
**Ground Rent £26**

### First Floor

Three Bedrooms, Bathroom/WC.

### Tenure

Leasehold

### Outside

Yard to rear.

### EPC Rating

D

### Council Tax Band

A

