

LOT  
**52**

# 34,34a,34b Knowlsey Road, Bootle, Liverpool L20 4NL

VACANT RESIDENTIAL

Guide Price **£80,000 +**



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Not to scale. For identification purposes only

**A three storey corner property converted to provide 3 self contained flats. The flats have recently been refurbished benefitting from double glazing and suitable for immediate occupation. When fully let the potential annual rental income is in excess of £12,000.**

### Situated

Fronting Knowlsey Road on the corner of Byron Street in an established residential location approximately 4 miles north of Liverpool City Centre and within

easy access to Bootle Strand Shopping Centre.

### Ground Floor

Flat 34 – Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C. (front entrance)

### First Floor

Flat A – Hall, Living Room, Kitchen, Bedroom Bathroom/W.C. (side entrance)

### Second Floor

FLAT B – Hall, Living Room, Kitchen, 2 Bedrooms, Bathroom/W.C. (side entrance)

### Outside

Yard to the rear.