

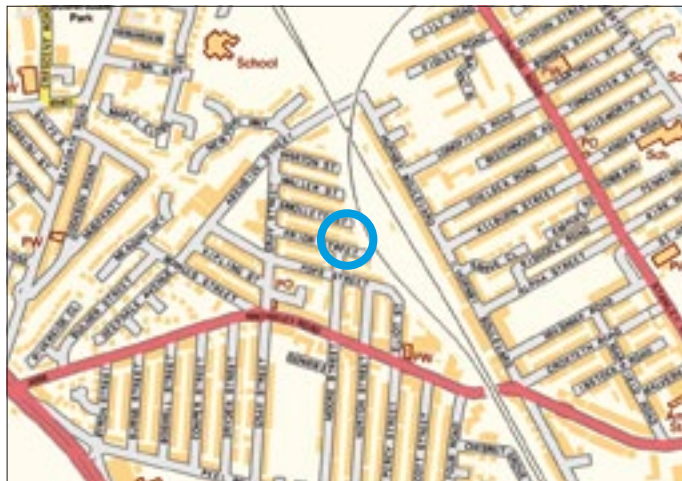
LOT  
15

## 1 & 3 Smollett Street, Bootle, Merseyside L20 4PT RESIDENTIAL INVESTMENT

GUIDE PRICE £35,000+



A 2 bedroomed end terrace property benefiting from double glazing and central heating and a garage. The property is currently let on an Assured shorthold tenancy at a rental income of £5,980 per annum, the tenant has been in occupation since the 19th January 2011.



Not to scale. For identification purposes only

**Situated** Off Gray Road which in turn is off Knowsley Road in an established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

**Ground Floor** Lounge, Dining Room, Kitchen, Bathroom

**First Floor** Two bedrooms, WC

**Outside** Rear yard, garage. Known as 1 Smollett Street.