

LOT

105

44 Shelley Street, Bootle, Merseyside L20 4LQ

*GUIDE PRICE £35,000+



- **A 2 bed end terraced property. Double glazing. Central heating.**

Description A two bed roomed end of terrace which benefits from double glazing and central heating. Once updated the property would be suitable for investment purposes. The potential rental income is approximately £5400.00 per annum.



Not to scale. For identification purposes only

Situated Off Peel Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool City Centre.

Ground Floor Hall, Through Lounge/Dining room, Kitchen.

First Floor 2 Bedrooms, Bathroom/WC

Outside Yard to the rear.