

LOT  
**64**

46 Cedar Street, Bootle, Merseyside L20 3HF

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroomed middle terrace property benefitting from double glazing. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £5,400 per annum.

### Situated

Off Walton Vale in a popular residential area within walking distance to local amenities, schooling and transport links. The property is approximately 5.5 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room/Dining Room,  
Kitchen

### First Floor

Bathroom/WC, Two Bedrooms

### Outside

Rear Yard

### EPC Rating

E

### Council Tax Band

A

