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**37**

# Flat 3, 31 Oriel Road, Bootle, Merseyside L20 7AA

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

## Description

A one bedroom first floor flat benefitting from double glazing, central heating and secure intercom system. The property is in good order and would be suitable for investment purposes with a potential income in excess of £6,000 per annum.

## Situated

Fronting Oriel Road opposite Oriel Road Station in a popular residential location close to local amenities and transport links. Approximately 4 miles from Liverpool city centre.

## Ground Floor

Main Entrance Hallway

## First Floor

Flat Hall, Lounge, Kitchen,  
Bathroom/WC, Bedroom

## EPC Rating

C

## Council Tax Band

A

