

LOT

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2 Hornby Boulevard, Bootle, Liverpool L21 8HG

*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

- **A 2 bed mid terrace. Double glazing. Central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income in excess of £5,400.00 per annum.

Situated Fronting Hornby Boulevard just off Linacre Road in a popular and well established residential location within close proximity to local amenities, schooling, Hugh Baird College and approximately 6 miles from Liverpool City Centre.

First Floor Two Bedrooms, Cloakroom, Bathroom/WC

Outside Yard to Rear.

EPC Rating C

Ground Floor Vestibule, Hall, Lounge, Kitchen/Diner