

LOT

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171 Bedford Road, Bootle, Merseyside L20 2DR

*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

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- **Five bedroomed three storey middle terrace. Central heating.**

Description A three storey five bed roomed mid terraced property benefiting from central heating. Following modernisation the property would be suitable for occupation or investment purposes, to include an HMO investment opportunity and when let to 5 tenants at £85pppw the potential rental income is approximately £22,100 per annum.

Situated Off Stanley Road between Hawthorne Road and Miranda Road in an established and popular location approximately 1.5 miles from Liverpool city centre and within close proximity to Bootle Strand Shopping Parade.

First Floor Three Bedrooms, Bathroom/WC.

Second Floor Two further rooms.

Outside Yard to the rear.

Ground Floor Hall, Through Lounge/Dining Room, Kitchen, Utility Room.