## 51 Waterside, Bootle, Merseyside L30 0RA \*GUIDE PRICE £50,000+



 A three bed end town house. Double glazing. Central heating. Gardens.

**Description** A three bedroomed end town house benefiting from double glazing, central heating and gardens to the front and rear. The property would be suitable for investment purposes with a potential rental income in excess of  $\mathfrak{L}6,000$  per annum.



Not to scale. For identification purposes only

Situated Off Northern Perimeter Road (B5207) in an established and popular residential location within easy reach of local amenities and schooling.

**Ground Floor** Hall, WC, Lounge, Kitchen/Diner.

First Floor Three Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens, Off Road Parking to Rear.

**Note** Boiler to be fitted on completion.