

LOT  
51

39 Lawton Avenue, Bootle, Merseyside. L20 0BH

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

- Extended three bed semi-detached
- Double glazing
- Central heating
- Gardens
- Driveway

An extended three bedroomed semi-detached benefiting from double glazing, central heating, a driveway and gardens. The property would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £8,400 per annum.

**Situated** Off Wolfenden Avenue which in turn is off Southport Road in a popular and well established residential location within close proximity to local amenities, transport links and approximately 5 miles from Liverpool city centre.

**Joint Agent**



**Ground Floor** Hall, Two Reception Rooms, Kitchen/Breakfast Room.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Gardens, Driveway.

