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1 Wadham Road, Bootle, Merseyside L20 7DG

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

- **Four bedroomed end of terrace with planning permission for two × two-bedroomed flats**

A four bedroomed end of terraced property in need of a full upgrade and refurbishment scheme. The property benefits from planning permission to convert the property into two × two-bedroomed self-contained flats. Once converted the flats can be sold off separately or let with a potential rental income of approximately £12,000 per annum. Planning Reference Number: DC/2109/01725

Situated Between Stanley Road and Kings Road in a popular and well established residential location within close proximity to Bootle Strand Shopping facilities and approximately 3 miles from Liverpool city centre.

Ground Floor Vestibule, Hall, Lounge, Dining Room, Kitchen, Laundry Room and Separate WC

First Floor Four Bedrooms, Bathroom/WC and Separate Shower Room

Outside Yard to the rear.

