

LOT  
**34**

4 Hemans Street, Bootle, Merseyside L20 4JS

GUIDE PRICE **£40,000+\***

VACANT RESIDENTIAL

- Three bed end terrace • Double glazing
- Central heating • In need of work

A three bedroomed end of terrace house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately £6000 per annum.

**Situated** Off Bibby's Lane and Rimrose Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 5 miles north of Liverpool city centre.

**Ground Floor** Hall, Through Lounge/Dining Room, Kitchen

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

**Outside** Yard to the rear

