

LOT  
42

136 Wadham Road, Bootle, Merseyside L20 2DE

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

- Four bedroom mid terraced property benefiting from double glazing
- Central heating

A three storey four bedroom mid terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes. The property has until recently been let out at £9,000 per annum, however there is an opportunity to let to 5 individual tenants at approximately £70pppw with the potential rental income being in excess of £18,200 per annum, subject to gaining any necessary consents.

**Situated** Off Stanley Road (A567) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

**Ground Floor** Vestibule, Hall, 2 Reception Rooms, Large Kitchen/ Dining Room.

**First Floor** Three Bedrooms, Bathroom/W.C, Further separate W.C.

**Second Floor** Bedroom. Boarded loft space.

**Outside** Yard To Rear.

