

LOT

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23 Walker Drive, Bootle, Merseyside L20 6NL

GUIDE PRICE **£90,000+**\*

VACANT RESIDENTIAL

- A three bed semi-detached • Double glazing
- Central heating • Driveway • Gardens

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens and a driveway. Following a scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes with a potential rental income in excess of £8,500 per annum. Suitable for cash buyers only.

**Situated** Off Orrell Road in a popular and well established residential location close to local amenities and approximately 5 miles from Liverpool city centre,

**Ground Floor** Porch Entrance, Hallway, Lounge, Kitchen, Utility room, WC.

**First Floor** Three Bedrooms, Wet room/WC.

**Outside** Front and Rear Gardens, Driveway.

