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**83**

55 Wadham Road, Bootle, Merseyside L20 7DQ

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A good sized three storey five bed roomed middle terraced house benefiting from part double glazing and central heating. Following an upgrade and scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £9,000 per annum. Alternatively the property would be suitable as a six bed HMO investment opportunity with a potential rental income of approximately £26,600 per annum, subject to any relevant consents.

### Situated

Off Stanley Road in a popular location close to local amenities, Hugh Baird College, schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, two Reception Rooms,  
Kitchen.

### EPC Rating

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### First Floor

Three Bedrooms, Bathroom/WC.

### Second Floor

Two Further Bedrooms.

### Outside

Yard to the rear.

