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1 & 3 Bedford Road, Bootle, Merseyside L20 7DL

GUIDE PRICE **£120,000+**\*

VACANT RESIDENTIAL

### Description

A substantial corner property converted to provide seven letting rooms in total. The property benefits from double glazing and central heating. The front elevation accommodates the pavement area and the rear elevation consists of an enclosed yard and rear access. If let to 7 individuals at £75 pppw the potential income being in excess of £27,300 per annum. The property is in need of upgrade and refurbishment

### Situated

Off Stanley Road between Kings Road and Queens Road in an established and popular location approximately 1.5 miles from Liverpool city centre and within close proximity to Bootle Strand Shopping Parade.

#### 1 Bedford Road Ground Floor

Lounge, communal Kitchen

#### First Floor

Three Letting rooms

#### Second Floor

One Letting room, Bathroom/WC

#### 3 Bedford Road Ground Floor

Lounge/Kitchen

#### First Floor

One Letting room, Bathroom/WC

#### Second Floor

Two Letting rooms

#### Outside

Rear yard.

#### EPC Ratings

G and E

