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**113**

17 Rutland Street, Bootle, Merseyside L20 9BA

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed end-terrace property benefitting from double glazing. Following a scheme of refurbishment works and modernisation, the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £8700 per annum.

### Situated

Off Hawthorne Road in a popular and well-established residential area within close proximity to local amenities, Bootle Strand Shopping facilities, schooling and transport links. The property is approximately 5 miles from the city centre.

### Ground Floor

Hall, Lounge, Dining Room,  
Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to rear

### EPC Rating

G

### Council Tax Band

A



**SOLD PRIOR**

