

LOT  
**117**

73a Stanley Road, Bootle, Merseyside L20 7BZ

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom plus attic room flat set over three floors benefiting from double glazing and central heating. The vendor has plans and confirmation from Sefton Council that with further works the property would be suitable for us as a four bed roomed HMO investment opportunity, subject to gaining any necessary consents.

### Situated

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

Ground Floor  
Entrance Hallway

### First Floor

Kitchen, Bedroom, Living Room/  
Dining Room

### Second Floor

Two Bedrooms, Bathroom/WC

### Third Floor

Attic Room

### EPC Rating

D

