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## 23 Mount Avenue, Bootle, Merseyside L20 6DT

VACANT RESIDENTIAL

GUIDE PRICE £60,000 - £65,000



A good sized 4 bedroomed semi-detached property benefiting from part double glazing and central heating. Following repair and modernisation the property would be suitable for occupation, investment or resale purposes.



Not to scale. For identification purposes only

**Situated** The property is situated fronting Mount Avenue off Springwell Road in a popular residential location within close proximity to local amenities and schooling.

### Ground Floor

Hall, front lounge, dining room, morning room, kitchen

### First Floor

4 Bedrooms and bathroom/WC

### Outside

Yard to the rear.

### EPC rating

E