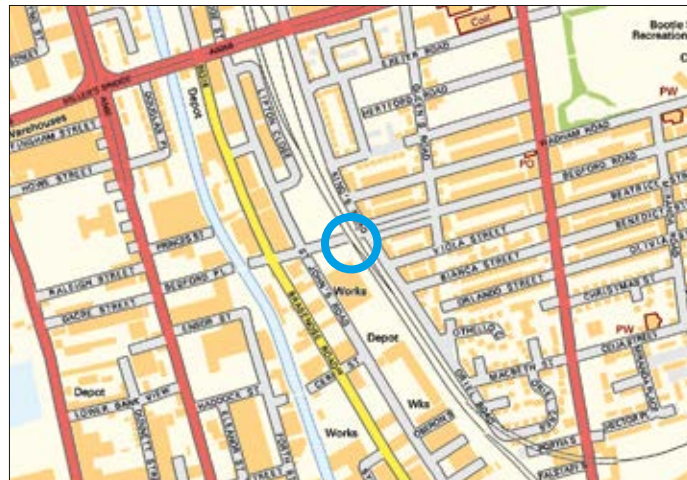


LOT

119

17 Viola Street, Bootle, Merseyside L20 7DP  
\*GUIDE PRICE £30,000-£35,000



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Not to scale. For identification purposes only

- **Vacant two bedroomed end terraced property. Double glazing and central heating.**

**Description** A two bedroomed end terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of £5,400 per annum.

**Situated** Off Stanley Road in an established residential area within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

**Outside** Yard to the rear.

**EPC Rating** F

**Ground Floor** Hall, Lounge, Dining Room, Kitchen.

**First Floor** Two Bedrooms, Bathroom/WC.