

LOT

9

102 Hornby Boulevard, Bootle, Liverpool L21 8HQ

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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- **Three bedroom mid terrace. Double glazing. Central heating. Eleven solar panels on the roof.**

**Description** A vacant three bedroomed middle terrace property benefiting from double glazing, central heating and 11 solar panels on the roof. The property is in good order throughout and would be suitable for immediate occupation or possible HMO investment purposes. Also included in the sale are the 11 solar power panels. If rented at £60 per room per week the property has the potential to generate £12,500 per annum giving a 22% return.

**Situated** Fronting Hornby Boulevard just off Linacre Road in a popular and well established residential location within close proximity to local amenities, schooling, Hugh Baird College and approximately 3 miles from Liverpool city centre.

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

**Outside** Rear Yard.

**Ground Floor** Hall, Through Living Room/Dining Room, Kitchen.