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ON BEHALF OF A HOUSING ASSOCIATION

**122 Hawthorne Road, Bootle, Merseyside L20 9JY**

**\*GUIDE PRICE £60,000–£70,000**



- **Three storey middle terraced property converted to provide 2 x one-bedroomed self contained flats.**

**Description** A three storey middle terraced property converted to provide 2 x one-bedroomed self contained flats. The property benefits from double glazing. Following repair and modernisation the property would be suitable for investment purposes. When let the potential rental income is in excess of £9600.00 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Hawthorne Road in an established location within easy reach of local amenities, schooling and approximately 3 miles north of Liverpool city centre.

**Ground Floor** Main Entrance Hallway

**Flat 1** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**First Floor Flat 2** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**Second Floor** One further bedroom

**Outside** Yard to the rear