

LOT

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ON BEHALF OF LPA RECEIVERS

20 Balliol Road, Bootle, Merseyside L20 3AB

\*GUIDE PRICE £135,000+



- A three storey plus basement semi-detached, converted to three self-contained apartments. Double glazing, central heating, secure entry system and parking.

**Description** A three storey plus basement semi-detached property converted to provide three self-contained apartments (two two-bedroomed and one three-bedroomed). The property benefits from double glazing, central heating, secure entry system and shared ample parking to the front and rear. The property has a potential rental income of in excess of £18,000 per annum.

**Situated** Fronting Balliol Road in a popular and well established location within close proximity to local amenities, Hugh Baird College and approximately 2 miles from Liverpool city centre.

**Ground Floor** Main entrance hallway.  
**Flat C** Hall, Lounge, Dining room, Bedroom, Kitchen

**Lower Ground Floor**  
 Bathroom/WC, two further Bedrooms one with en suite shower room/WC

**First Floor**  
**Flat B** Hall, Open Plan Lounge/Kitchen, Two Bedrooms, Bathroom/WC

**Second Floor**  
**Flat A** Hall, Open Plan Lounge/ Kitchen, Two Bedrooms, Bathroom/WC Stairs to Mezzanine.

**Outside** Communal Yard, Shared ample Front and Rear Parking.

**Joint Agent**  
 Lyons Estates

**LYONS ESTATES**



Not to scale. For identification purposes only

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