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# 45 Hero Street, Bootle, Merseyside L20 2HA

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Two bed mid terrace. Double glazing. Central heating.**

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential annual income in excess of £5,400 per annum.

**Situated** Off Hawthorne Road within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

**Ground Floor** Hall, Lounge, Dining room, Kitchen, Utility room.

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

**Outside** Yard to the rear.

**EPC Rating** D

**Joint Agent**  
Entwistle Green

