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ON BEHALF OF A HOUSING ASSOCIATION

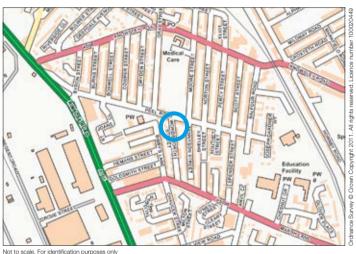
## 110 Peel Road & 70 Wordsworth Street, Bootle, Merseyside L20 4LA \*GUIDE PRICE £100,000-£125,000



• Three storey mixed use property. Double glazing. Central heating. Roller shutters.

**Description** A three storey mixed use end terraced property providing ground floor office accommodation benefiting from roller shutters, together with four one-bedroomed flats above. The flats benefit from double glazing and central heating. The property would be suitable for a number of uses subject to any necessary consents.

Situated Fronting Peel Road on the corner of Wordsworth Street within close proximity to local amenities. Schooling and transport links approximately 5 miles from Liverpool city centre.



Ground Floor Reception area. Main office, Rear office, Kitchen, WC's Communal side entrance (accessed on 70 Wordsworth Street)

First Floor Flat 1 Hall, Living room, Kitchen, Bedroom, Bathroom/WC Flat 2 Hall, Living room, Kitchen, Bedroom, Bathroom/WC

Second Floor Flat 3 Hall.

Living room, Kitchen, Bedroom, Bathroom/WC

Flat 4 Hall, Living room, Kitchen, Bedroom, Bathroom/WC

Outside Rear yard.