

LOT

104

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.



Not to scale. For identification purposes only

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.