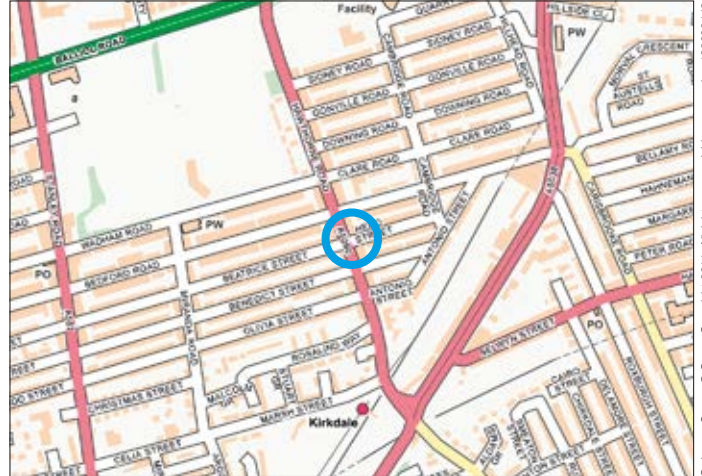


LOT

25

44 Hawthorne Road, Bootle, Merseyside L20 2DW

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

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

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income in excess of £6,000 per annum.

Situated Fronting Hawthorne Road in a popular residential location close to local amenities and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

EPC Rating E

Ground Floor Hall, Lounge, Dining Room, Kitchen, WC.

First Floor Three bedrooms, Shower Room/WC.