

LOT
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8 Kipling Street, Bootle, Merseyside L20 4QE

*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- **Two bed mid terrace. Majority double glazing.**

Description A vacant two bedroomed middle terraced property benefiting from majority double glazing. The property would be suitable for investment purposes following modernisation with a potential rental income of approximately £5,400 per annum.

Situated Off Gray Street which in turn is off Knowsley Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 5 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Lounge, Dining Room, Kitchen, Bathroom/WC

First Floor Two Bedrooms