

42 Downing Road, Bootle, Merseyside L20 9LX

*GUIDE PRICE £35,000–£40,000



- **Three bed terrace. Double glazing. Central heating (no boiler).**

Description A three bedroomed mid terrace property benefiting from double glazing and central heating (no boiler). Following upgrade and modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Hawthorne Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Living Room, Dining Room, Kitchen, Bathroom/WC

First Floor Three Bedrooms.