

LOT

116

71 Cambridge Road, Bootle, Merseyside L20 9LF

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Two bedroom mid terrace. Double glazing. Central heating.**

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income in excess of £5,400 per annum.

Situated Off Gonville Road which in turn is off Hawthorne Road within close proximity to local amenities and Kirkdale train station. Approximately 2 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Through Lounge/Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC