

LOT  
**84**

## 55 Gonville Road, Bootle, Merseyside L20 9LW

\*GUIDE PRICE £50,000–£55,000



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

**Description** A vacant three bedroomed mid terrace property benefiting from double glazing and central heating. The property has been modernised and would be suitable for investment purposes, with a potential rental income in excess of £5,400 per annum.



Not to scale. For identification purposes only

**Situated** Off Hawthorne Road in a popular and well established residential location approximately 2 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Rear Yard.