

LOT

121

32 Gonville Road, Bootle, Merseyside L20 9LP

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **A 3 bedroomed middle terrace property. Double glazing.**

Description A vacant 3 bedroomed middle terrace property which following modernisation would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum. The property benefits from double glazing.

Situated Off Hawthorne Road in a popular and well established residential location within close proximity to local shopping amenities, public transport and approximately 3.5 miles from Liverpool City Centre.

Ground Floor Hall, Through Living Room/Dining Room, Kitchen

First Floor 3 Bedrooms, Bathroom/WC

Outside Rear Yard.