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450 Hawthorne Road, Bootle, Merseyside L20 9AZ

*GUIDE PRICE £45,000+



- **A 3 bedroomed end terrace property. Double glazing. Central heating.**

Description A 3 bedroomed end terraced property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes. If let to 4 tenants at a rental income of £70pppw the potential rental income would be in excess of £16,600 per annum.



Not to scale. For identification purposes only

Situated Fronting Hawthorne Road in an established and popular residential location within walking distance to local amenities and approximately 4 miles from Liverpool City Centre.

Ground Floor Hall, Front Living Room, Rear Living Room, Kitchen/Diner (no fittings).

First Floor 3 Bedrooms, Bathroom/WC.

Outside Yard to Rear.