

LOT

43

13 Falconer Street, Bootle, Merseyside L20 4QD

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **A 2 bed mid terrace. Double glazing. Central heating.**

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of £6,000 per annum.

**Situated** Off Gray Street which in turn is off Knowsley Road in a popular residential location close to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms.

**Outside** Yard to the rear.

**EPC Rating** D

**Ground Floor** Lounge, Dining Room, Kitchen, Bathroom/WC. .