

LOT

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61 Musker Drive, Bootle, Merseyside L30 2PF

\*GUIDE PRICE £60,000–£70,000



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Not to scale. For identification purposes only

- **A three bed semi-detached property. Double glazing. Central heating. Fully modernised throughout.**

**Description** A three bedroomed semi-detached property benefiting from double glazing and central heating. The property has been fully modernised throughout and is ready for immediate occupation or investment purposes. The potential rental income when let being in excess of £7,200 per annum.

**Situated** Off Gorse Lane within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

**Ground Floor** Hall, two Reception rooms, Kitchen.

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

**Outside** Front and rear gardens.

**Joint Agent**  
Entwistle Green

