

LOT  
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9 Clare Road, Bootle, Merseyside L20 9LY

GUIDE PRICE **£48,000+**\*

VACANT RESIDENTIAL

- Three bedroomed middle terrace • Double glazing • Central heating

A three bedroom mid terraced house benefitting from double glazing and central heating. The property is in need of refurbishment and modernisation and once updated would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

**Situated** Off Hawthorne Road in a popular and well established residential location within walking distance to local amenities and transport links and approximately 3.5 miles from Liverpool city centre.

**Joint Agent**



**Ground Floor** Vestibule, Living Room/Dining Room, Kitchen

**First Floor** 4 Piece Bathroom/WC, two Bedrooms

**Second Floor** Third Bedroom

**Outside** Yard to Rear

