

LOT

8

28 Boswell Street, Bootle, Merseyside L20 4RP

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following minor cosmetic works, the property would be suitable for occupation or investment purposes with a potential rental income of approximately £8,500 per annum.

### Situated

Off Knowsley Road in a popular and well established residential location close to local amenities, schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room,  
Kitchen, Bathroom/WC.

### First Floor

Three Bedrooms, Shower Room/  
WC.

### Outside

Yard to the rear.

### EPC Rating

C

### Council Tax Band

A

