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36 Cedar Street, Bootle, Merseyside L20 3HF

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A two bed middle terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £9,600 per annum.

### Situated

Off Strand Road which is in turn off Stanley Road in a popular residential location, close to local amenities, schooling and transport links. The property is approximately 5 miles away from Liverpool city centre.

### Ground Floor

Vestibule, Hall, Through Living room/Dining room, Kitchen

### First Floor

Bathroom/WC, Two Bedrooms

### Outside

Yard to the rear

### EPC Rating

D

### Council Tax Band

A

### Tenure

Freehold

### Joint Agent

Entwistle Green

