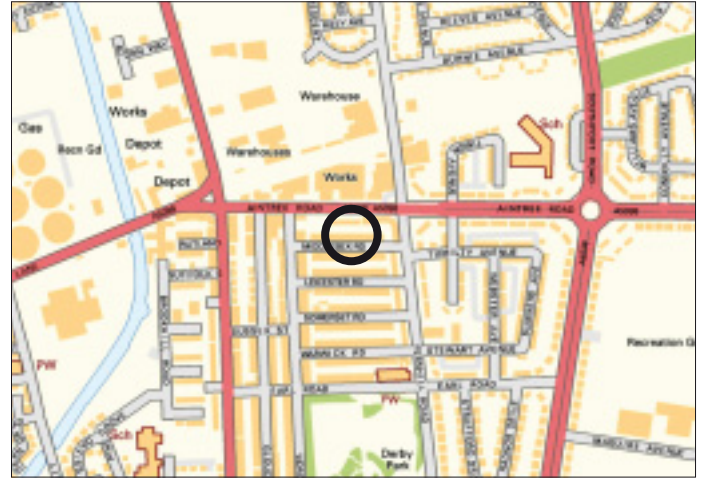


On Behalf of Smith Nicholas

LOT  
**56**

**44 Aintree Road, Bootle, Merseyside L20 9DN**  
**VACANT RESIDENTIAL**

Guide price **£50,000 +**



Not to scale. For identification purposes only

**A vacant 3 bedroomed mid town house which following repair and modernisation would be suitable for occupation, resale or investment purposes. The property benefits from front and rear gardens.**

#### **Situated**

Fronting Aintree Road close to its junction with Hawthorne Road in a popular residential location approximately 5 miles from Liverpool City Centre.

#### **Ground Floor**

Hall, Lounge, dining room and kitchen

#### **First Floor**

Three bedrooms and bathroom/WC

#### **Outside**

Gardens front and rear

**SMITH NICHOLAS**