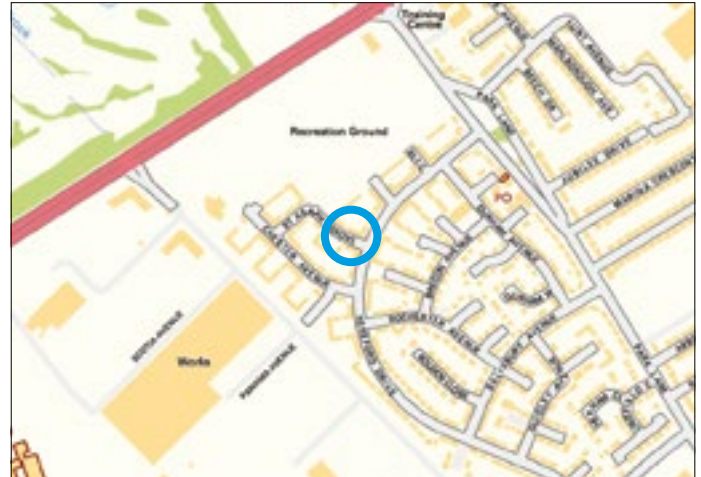


LOT
45

2 St. Asaph Grove, Bootle, Merseyside L30 1QR

VACANT RESIDENTIAL

GUIDE PRICE £50,000–£55,000



Not to scale. For identification purposes only



A 3 bedroomed extended mid-town house benefiting from newly fitted double glazing, central heating, rear garden and off road parking. The property would be suitable for occupation, resale or investment purposes following modernisation.

Situated Just off Park Lane in an established and popular residential location within close proximity to Aintree Racecourse and Aintree Train Station.

Ground Floor Porch Entrance, Through Lounge, Kitchen, Wetroom/WC.

First Floor 3 Bedrooms, Bathroom/WC. Converted Attic Room

Outside Front and Rear Gardens. Driveway

EPC Rating D