

LOT

126

57 Hawthorne Road, Bootle, Merseyside L20 2DQ

\*GUIDE PRICE £50,000-£60,000



Not to scale. For identification purposes only

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- **Three storey corner property providing a ground floor retail unit together with accommodation above.**

**Description** A substantial three storey corner property providing a ground floor retail unit together with accommodation above, which is accessed via a separate side entrance. The property benefits from central heating and garage. Following refurbishment the property would be suitable for existing use or potential redevelopment subject to gaining any necessary consents.

**Situated** Fronting Hawthorne Road on the corner of Wadham Road on a busy main road position approximately 3 miles from Liverpool city centre.

**Ground Floor Shop** Main Sales Area, Rear Room, Toilet/WC  
**Flat** Hallway, Kitchen/Diner.

**First Floor** Lounge, two Bedrooms, Bathroom/WC.

**Second Floor** Two Further Bedrooms, Kitchen/Diner, Bathroom/WC

**Outside** Yard to the rear, Garage accessed from Wadham Road.