

LOT  
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# 71 Cambridge Road, Bootle, Merseyside L20 9LF

\*GUIDE PRICE £45,000+



- **A three bed mid terrace. Double glazing. Central heating. Good condition.**

**Description** A three bedroomed mid terraced property benefiting from double glazing and central heating. The property has been fully refurbished to include a new kitchen, decoration and carpeting throughout. The property would be suitable for occupation or investment purposes with a potential rental income in excess of £5,400 per annum.



Not to scale. For identification purposes only

**Situated** Off Gonville Road which in turn is off Hawthorne Road within close proximity to local amenities and Kirkdale train station. Approximately 2 miles from Liverpool city centre.

**Ground Floor** Hall, Through Lounge/Dining Room, Kitchen.

**First Floor** Three bedrooms, Bathroom/WC.

**Outside** Yard to the rear.