## 71 Cambridge Road, Bootle, Merseyside L20 9LF \*GUIDE PRICE £45,000+

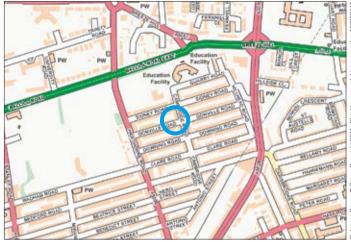


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## • A three bed mid terrace. Double glazing. Central heating. Good condition.

**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.