

Parkfield Avenue

Bootle, L30

£115,000



- * Three Bedroom Semi Detached House
- * Gardens to Front & Rear
- * Driveway
- * Centrally Heated
- * Double Glazed
- * No Chain



97 | SOUTH ROAD | WATERLOO | L22 0LR
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	86
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	51	84
England, Scotland & Wales EU Directive 2002/91/EC		

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Ground floor:

Lounge - 17'6 x 8'3

Kitchen - 9'2 x 7'6

First floor:

Bedroom one - 9'7 x 8'4

Bedroom two - 9'3 x 8'4

Bedroom three - 8'7 x 7'6

Bathroom - 8'7 x 8'6

Exterior:

Garden

Driveway

Investment Data:

Rent = £550PCM (approximate rent achievable)

Gross Yield = 5'7% (approximate yield based on purchase at the asking price)

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