

Benedict Street

Bootle, L20

£75,000



- Two Bedroom Mid Terrace
- Fully Refurbished Throughout
 - Open Plan Ground Floor
 - Front & Rear Yard
- Double Glazed Throughout
- Gas Central Heated, Modern Radiators



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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		
	62	84
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		
	60	84
England, Scotland & Wales EU Directive 2002/91/EC		

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Two bedroom mid terrace property, recently refurbished throughout including open plan entrance hall, lounge, dining room and kitchen (as shown in images).

Double glazed and gas central heating throughout the property.

Close to public transport links on Stanley Road and Bootle Train Station with on street parking available.

Accommodation briefly comprises of:

Ground Floor:

Entrance Hall (Open Plan)

Lounge & Dining Area - 24'0 x 13'0

Kitchen - 11'0 x 7'0

First Floor:

Bedroom One - 12'3 x 12'4

Bedroom Two - 11'2 x 8'3

Bathroom - 7'2 x 7'1

Exterior:

Front & Rear Yards

Investment Data:

Rent = £525PCM (approximate rent achievable)

Gross Yield = 7.4% (approximate yield based on purchase at the asking price)

Sellers Comment:

" I bought this property because it offered great potential for modernisation throughout "



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