

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





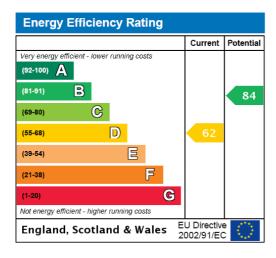


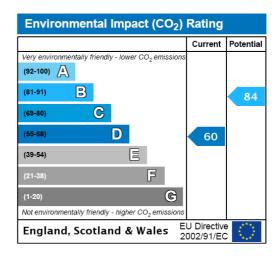
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Two bedroom mid terrace property, recently refurbished throughout including open plan entrance hall, lounge, dining room and kitchen (as shown in images).

Double glazed and gas central heating througout 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

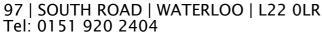
Investment Data:

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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