

# Thornton Road, Bootle

Bootle, L20

£80,000



- \* Three Bedroom Terraced House
- \* Two Reception Rooms
  - \* Rear Yard
- \* Gas Centrally Heated
  - \* Double Glazed



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

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Accommodation Briefly Comprises of:

Ground Floor:

Entrance Hallway Leading To Stairs To The First Floor  
 Lounge With Bay Windows  
 Sitting/Dining Area With Understairs Storage  
 Fitted Kitchen With French Doors To The Yard

First Floor:

Bedroom One  
 Bedroom Two  
 Bedroom Three  
 Bathroom

Exterior:

Paved Rear Yard

Investment Data:

Rent = £575PCM (approximate rent achievable)

Gross Yield = 8.1% (approximate yield based on purchase at the asking price)

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