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**21**

23 The Marian Way, Bootle, Merseyside L30 3TB

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom mid-town house benefiting from double glazing, partial central heating, and gardens front and rear. Following modernisation the property would be suitable for investment purposes with a potential rental income of £7,800.00 per annum. The property also benefits from right of way with street access to the back garden.

### Situated

Off St Benet's Way in a popular and well established residential location close to local amenities and approximately 8 miles from Liverpool city centre.

### Ground Floor

Porch, hall, Lounge/Dining Room, Kitchen/Diner.

### Joint Agent

Entwistle Green



### First Floor

Three Bedrooms, Wet Room/WC

### Outside

Front and Rear Gardens. Right of way with street access.

### EPC Rating

TBC

### Council Tax Band

A.

