

# 13

## 121 Balfour Road, Bootle, Merseyside. L20 4NY

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle terraced house benefitting from double glazing and central heating. The property has been recently renovated to include new kitchen, updated bathroom and boiler. Following completion of minor works the property would be suitable for investment purposes with a potential rental income of approximately £10,800 per annum.

### Situated

Off Knowsley Road in a popular residential location, close to local amenities, schooling and transport links. Liverpool city centre is approximately 5 miles away.

### Ground Floor

Vestibule, Hall, Living Room/  
Dining Room, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to rear.

### EPC Rating

C

### Council Tax Band

A

