



£80,000 OIEO

Bedford Road, Bootle L20 2DR

Terraced House | 4 Bedrooms | 1 Bathroom

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www.davidmichaelproperties.co.uk



Step Inside

Key Features

- Cash Only
- 4 Bedrooms with Potential 5th bedroom
- 2 Receptions
- Basement
- Loft conversion

Main Particulars

Welcome to Bedford Road, this huge property is coming to the market as a 4-bedroom, 2 reception rooms however it could easily be converted into a 5 bedroom with 3 receptions or another variant. There is so much potential with this large property.

To the ground floor is an entrance porch, hallway, large reception room, second reception room, kitchen with a yard to the rear. You also have access to the basement from the hallway.

On the first floor you will find 3 bedrooms which are all considered doubles and the bathroom which consists of bath with shower, WC, and wash basin.

On the second floor is the fourth bedroom which again is a double and the loft room which with little work could be transformed into a fifth bedroom.

You must see this property to understand the 1400 Sq Ft on offer and what it can become! 40% of the properties in Bootle are now rented making this a fantastic opportunity to be a rental or HMO property with some work.

If having 40% of properties being rented wasn't enough proof that this would be a great investment, then the location definitely will. You have 3 train stations within a mile, the closest being Kirkdale station which is 0.2 miles away. You have multiple bus routes from the adjacent road, Hawthorne road.

Within a mile the local shops are Tesco, Heron Foods and Aldi. The City Centre is only 3.1 miles from the property allowing easy access to anyone who works in Liverpool city centre.

This is a chance to purchase just 1 of the 480 four beds currently in Bootle and further more offers the chance to turn it into 1 of the 170 five+ beds with very little work.

Hall - 8.1m x 1.1m

Living room - 8.8m (into the bay) x 3.4m

Dining Room - 3.9m x 2.8m

Kitchen - 2.8m x 2.0

First Floor

Landing - 3.9m x 1.5m

Bedroom - 4.7m x 4.0m

Bedroom - 5.0m x 3.9m

Bedroom - 2.9m x 2.4m

Bathroom - 1.9m x 1.5m

Second Floor

Landing - 2.2m x 1.5m

Bedroom - 4.3m x 2.8m

Loft room - 4.3m x 3.5m

Kitchen



Second
Reception



Bedroom



Bedroom





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 0151 601 4847

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