



10 Rutland Street, Bootle, Merseyside L20 9BA

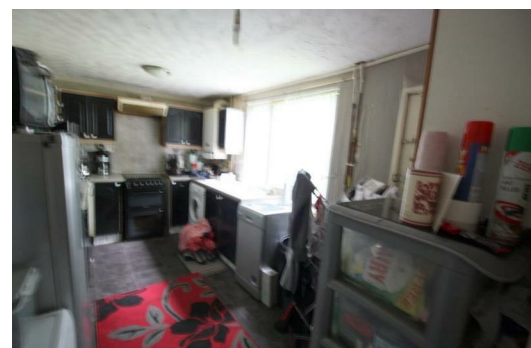
Offers In Excess Of £50,000

Berkeley Shaw Sales & Lettings are pleased to offer this 3 BEDROOM MID TERRACE property in the convenient residential location of Bootle.

The property comprises of hallway, through-lounge, and kitchen to the ground floor. To the first floor there are three bedrooms, and a family bathroom.

The property is currently tenanted but will be sold with vacant possession. Following a scheme of refurbishment the property would be suitable for a family, investor or first time buyer alike.

Viewings are strictly by appointment with the offices of Berkeley Shaw on 0151 924 6000.



Hall
15'1" x 2'11" (4.6 x 0.9)
UPVC double glazed door to front, radiator and laminate flooring

Front Lounge
14'1" x 10'2" (4.3 x 3.1)
UPVC double glazed splay bay window to front, radiator, wood fire surround with electric fire inset
Open to Dining Room

Dining Room
13'1" x 10'9" (4 x 3.3)
UPVC double glazed window to rear, radiator and wall mounted electric fire

Kitchen
14'1" x 8'6" (4.3 x 2.6)
Range of wall and base units gas cooker point and radiator

Bedroom 1
12'9" x 12'1" (3.9 x 3.7)
UPVC double glazed splay bay window to front radiator

Bedroom 2
13'1" x 8'6" (4 x 2.6)
UPVC double glazed window and radiator

bedroom 3
8'10" x 6'10" (2.7 x 2.1)
UPVC double glazed window and radiator

Family Bathroom
5'2" x 5'2" (1.6 x 1.6)
UPVC double glazed frosted window, paneled bath low level WC wash hand basin and radiator

Rear courtyard

