BerkeleyShaw

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



40 Prior Street, Bootle, Merseyside L20 4PS

£40,000

FIRST TIME BUYER or PERFECT INVESTMENT OPPORTUNITY? IN NEED OF REFURBISHMENT

This 2 Bedroom Mid Terraced House is the perfect starter home. The property is conveniently located close to local amenities and transport links..

This property benefits from central heating and comprises of hallway, lounge, dining room, kitchen and family bathroom to the ground floor. To the first floor there are two bedrooms.

There is a yard the rear.

This property has NO CHAIN and is well suited to a couple or family, FANTASTIC INVESTMENT OPPORTUNITY. Viewing is highly recommended.



Front Exterior

Hallway

Wooden part glazed entrance door with window above, radiator and lino flooring

Lounge

10'3" x 11'1" (3.148 x 3.399)

Two single glazed wooden framed windows, radiator,gas fire, meter cupboards, built in shelving

Dining Room

13'8" x 11'0" (4.180 x 3.371)

Single glazed wooden framed window, radiator and gas fire

Kitchen

6'1" x 16'2" (1.864 x 4.931)

Single glazed wood framed windows, stainless steel single drainer sink, range of wall and base units, gas cooker point, Vaillant combi boiler, plumbed for washing machine and tiled flooring.

Inner Hallway off the kitchen

Tiled flooring, walk in storage cupboard, Exterior wooden door to rear

Family Bathroom

7'2" x 5'7" (2.199 x 1.719)

Single glazed wood framed window to side, paneled bath with electric shower over, sink and W/C part tiled walls and floor

Bedroom 1

13'8" x 11'1" (4.180 x 3.390)

Single glazed wood framed window to front , walk in storage cupboard

Bedroom 2

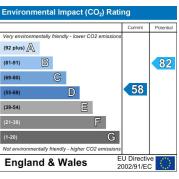
8'2" x 13'8" (2.511 x 4.175)

Single glazed wood framed window to rear,

Rear Courtyard

Walled courtyard with raised beds and rear gate access

Energy Efficiency Rating			Environmental Imp
	Current	Potential	
Very energy efficient - lower running costs	64		Very environmentally friendly -
(92 plus) A		84	(92 plus)
(81-91) B			(81-91)
(69-80)			(69-80) C
(55-68)			(55-68)
(39-54)			(39-54)
(21-38)			(21-38)
(1-20) G			(1-20)
Not energy efficient - higher running costs			Not environmentally friendly - I
	U Directiv 002/91/E		England & Wa





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