



## 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

