



## 9 Oak Street, Bootle, Merseyside L20 3JY

£49,950

FANCY A PROJECT, FIRST TIME BUYER or PERFECT INVESTMENT OPPORTUNITY? IN NEED OF REFURBISHMENT

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

This property benefits from central heating and comprises of hallway, through lounge into dining room, and kitchen to the ground floor.

To the first floor there are two bedrooms. and a family bathroom.

There is a yard the rear.

This property has NO CHAIN.

Viewing is highly recommended.



**Hall**  
radiator, internal window

**Front Lounge**  
10'9" x 9'6" (3.3 x 2.9)  
UPVC double glazed window, radiator, gas fire, cupboard housing gas and electric meters

**Rear Lounge**  
12'9" x 9'10" (3.9 x 3)  
UPVC double glazed window, radiator, gas fire, under stair storage cupboard

**Kitchen**  
8'2". x6'6" (2.5. x2)  
UPVC double glazed window, gas cooker, worktops, stainless steel sink, rear door leading to yard

**Stairs to first floor**

**Bedroom 1**  
12'9" x 11'1" (3.9 x 3.4)  
UPVC double glazed window, radiator

**Bedroom 2**  
11'9" x 8'2" (3.6 x 2.5)  
UPVC double glazed window, radiator, thermostat

**Bathroom**  
8'6" x 6'6" (2.6 x 2)  
low level WC, pedestal sink, bath with shower overhead, combi boiler, radiator, wall mounted electric heater

**Rear Yard**

