



51 Tennyson Street, Bootle, Merseyside L20 4LE

Asking Price £69,950

An opportunity for you to purchase a neat 2 BED MID TERRACE property in a popular residential area known as the POET STREETS in Bootle.

This is an excellent opportunity for a first time buyer to own their own home or a Buy to Let Investor to add to their portfolio as it would attract circa £525pcm in rent.

Internally the property consists of an entrance hall, Thru-Lounge, and kitchen to the ground floor.

To the first floor is a large family bathroom and 2 Double Bedrooms.

Externally there is a rear tidy yard and an entrance yard.

Please contact our Crosby Office to arrange a prompt and accompanied viewing.



Hallway

15'5" x 2'11" (4.7 x 0.9)

Hallway with radiator

Through Lounge

27'2" x 10'5" (8.3 x 3.2)

With UPVC double glazed splay bay window to front and additional window to rear, radiator x 2, laminate flooring

Kitchen

8'2" x 8'2" (2.5 x 2.5)

UPVC double glazed window to side and rear, range of wall and base units incorporating single drainer stainless steel sink, gas hob, electric oven with extractor fan over, space for fridge freezer and washing machine, under stairs storage, part tiled walls and door to rear.

Bedroom 1

14'1" x 12'1" (4.3 x 3.7)

UPVC double glazed window to front and radiator

Bedroom 2

12'1" x 8'6" (3.7 x 2.6)

UPVC double glazed window to rear and radiator

Bathroom

8'6" x 8'2" (2.6 x 2.5)

UPVC double glazed window, panelled bath with shower over and folding shower screen, low level WC, vanity sink unit with storage, part tiled walls and flooring

Outside

To the front of the property there is a small walled garden.
To the rear of the property there is a walled courtyard.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

