

3 Bed Terraced In Bedford Road , Bootle, L20 7DN

£127,500





SHORT DESCRIPTION

Property Ref: 15322 Located in the ever-popular location of Bootle, this well presented THREE BEDROOM TERRACED HOME offers an amazing opportunity for first time buyers or investors. Present tenant moving out at end of August and achieving Pound 900 per month. The property has a C rating of EPC. This wonderful property compromises as follows, a welcoming ENTRANCE HALL. You also benefit from a large FRONT LOUNGE which boasts a bay window bathing the room in natural light. You also have a large and handsomely presented KITCHEN and DINER with additional built in storage. Downstairs you also benefit from a Shower room. Upstairs this wonderful property boasts THREE BEDROOMS, one of which includes a built-in wardrobe space. The second bedroom homes the new boiler. Outside this lovely property benefits from a cemented FRONT and REAR GARDEN perfect for families and barbecues. Viewings on this wonderful property are highly advised, call now to not miss out. Local shops are only seconds away. -
----- Property Type: Terraced Full selling price: £127500.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: A EPC rating: C Measurement: 1416 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Tenanted...



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



TOTAL: 131.6 m² (1,416 sq.ft.)

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	125 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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