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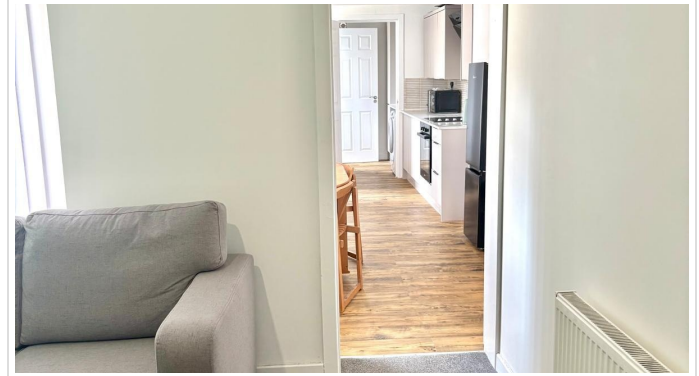
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3 Bed Terraced In Wordsworth Street, Bootle,, Liverpool,, L20 4JN    £130,000



Ref:16902





## SHORT DESCRIPTION

Property Ref: 16902 We are pleased to present an exceptional three-bedroom terraced property located in Bootle, Liverpool, L20. This wonderful residence boasts 3 bedrooms (including a versatile ground-floor bedroom), 1 brand-new upstairs bathroom (plus a convenient downstairs WC), and 1 bright living room, offering ample space for comfortable living. Additionally, it features a newly updated, fully-fitted kitchen-diner, ideal for family dinners, along with the convenience of a separate utility room, a small private rear backyard, and gas central heating throughout. The entire property has been completely renovated in 2025, finished with fresh paint and brand-new carpets. Positioned in a prime location, this property offers easy access to a range of local amenities, convenience stores, and the bustling centre of Bootle, ensuring maximum convenience for residents. Its proximity to excellent public transportation enhances its appeal, situated near major bus routes offering direct links into Liverpool City Centre, Crosby, and Southport. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Investment & Buyer Information: - No Onward Chain: The vendor is looking for a straightforward sale, ensuring a swift, hassle-free transaction. - Turnkey Investment: An exceptional opportunity for investors looking to rent to local families. - Compliance Ready: A selective licence has already been granted for the property, plus an EICR, EPC and Gas Certs are in date giving landlords immediate peace of mind regarding compliance. Property Type: Terraced Full selling price: £130000.00 Pricing Options: Offers in excess of Tenure: Leasehold Remaining lease (In Year): 867 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £0.00 Council tax band: A EPC rating:C Measurement: 1054.86 sq.ft. Outside Space: Enclosed Garden Parking: On street Heating Type: Double Glazing, Gas Central Heating, Gas Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

2

Bath Room(s)

1

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.



# EPC GRAPH

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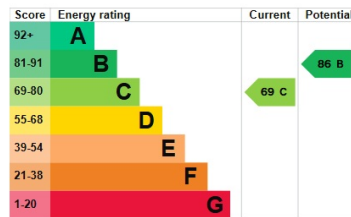
Valid until 21 January 2034	Certificate number 2229-3034-4209-9144-0204
Property type Mid-terrace house	
Total floor area 98 square metres	

## 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](#).



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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