



Asking Price: £120,000

Three-bedroom terraced house

36 Aintree Road
Bootle
L20 9DN

OVERVIEW

Offered for sale by private treaty, 36 Aintree Road is a three-bedroom terraced house offered to the market with no upward chain

To the ground floor, you enter the property into a hallway which includes stairs rising to the first floor. The lounge is located at the end of the hallway on the right hand side. Continuing down the hallway the kitchen/diner is positioned at the rear of the property which also provides access to the back garden. Access to the back garden can also be achieved via a gate at the rear of the property.

To the first floor, the family bathroom is located at the top of the stairs on the left. Continuing down the hallway you will find two sizeable bedrooms on the left hand side with the master bedroom being the second one and directly at the end of the landing a third slightly smaller bedroom.

The area benefits from good road connectivity with nearby access to the A5036 which links to the Liverpool city center and the motorway network via the M57 and the M58. The property is located approximately 0.8 miles from Strand shopping centre and it can be reached via public transport.

For Sale by Private Treaty

Floor Area

Ground floor 36 m²/ 392 ft²
First floor 37 m²/ 400 ft²
Total floor area 74 m²/ 792 ft²
(taken from floorplan)

Council Tax

The property is rated within council tax band A.

EPC

Yet to be assessed

Broadband Checker

<https://www.broadband.co.uk/checker/>

Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>

Tenure

Long leasehold for a term of 999 years from 30 October 1934

Viewings

Please contact John Pye Property
0115 9706060 property@johnpye.co.uk

FEATURES

- For sale by private treaty
- Three-bedroom terraced house
- Opportunity to add value
- Suitable for investors or owner occupiers
- Long leasehold 999 years from 1934
- Asking price £120,000
- Enclosed rear garden with back gate access
- On-street parking
- Good road connectivity
- No chain

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