



BerkeleyShaw

5 Broad Hey, Bootle, L30 2NE

Asking Price £150,000

A fantastic opportunity to acquire this 3 bedroom semi-detached home offered with FREEHOLD tenure and NO ONWARD CHAIN, making it an ideal purchase for INVESTORS, DEVELOPERS, or buyers looking for a RENOVATION PROJECT with excellent POTENTIAL.

Positioned in a quiet residential location with no through traffic, the property benefits from OPEN VIEWS to the front and a particularly large rear GARDEN, offering superb scope for extension, landscaping, or creating an attractive family home. The property also includes useful brick-built outdoor sheds providing additional storage or workshop space.

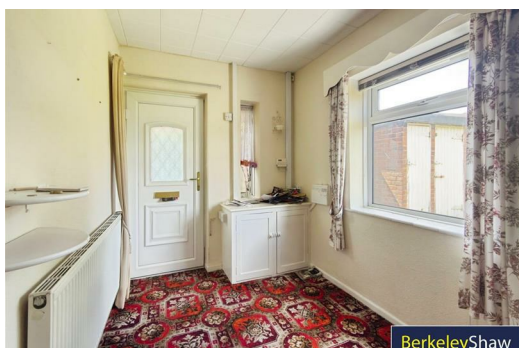
Internally, the house requires modernisation throughout, presenting the perfect OPPORTUNITY to ADD VALUE through refurbishment. Whether you are looking to FLIP, RENOVATE and resell, or upgrade and retain as a buy-to-let investment, the property offers strong potential for excellent RENTAL YIELD. The area remains highly popular with LANDLORDS due to consistent demand from FAMILY TENANTS.

Conveniently located within easy commuting distance of major MOTORWAY networks and Liverpool city centre, the property combines peaceful surroundings with excellent accessibility.

Early viewing is highly recommended to appreciate the potential on offer.



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Hall

Dining Room

12'0" x 9'6" (3.67 x 2.91)

Lounge

14'10" x 12'0" (4.54 x 3.67)

Kitchen

11'4" x 6'9" (3.46 x 2.08)

Bathroom

6'9" x 3'11" (2.08 x 1.21)

WC

Bedroom 1

13'5" x 12'0" (4.10 x 3.67)

Bedroom 2

12'0" x 11'0" (3.67 x 3.36)

Bedroom 3

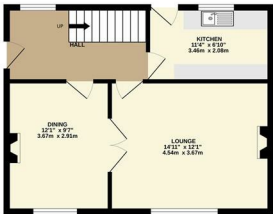
9'11" x 6'9" (3.04 x 2.08)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	79
England & Wales		EU Directive 2002/91/EC	

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

GROUND FLOOR

1ST FLOOR

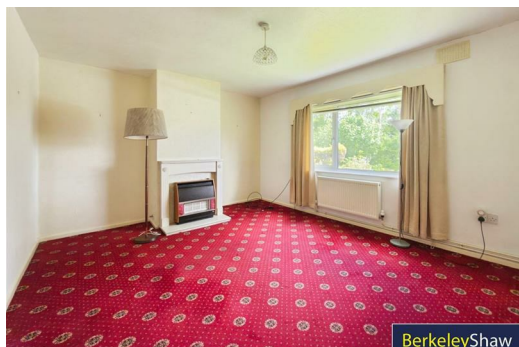


Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, elevations, areas and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The views, opinions and expectations shown here are not intended to be a guarantee. See to view for full details of the property.

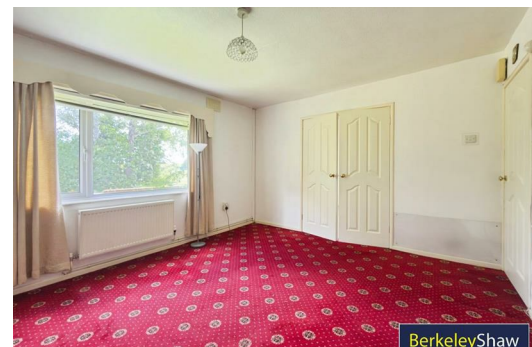
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