



229 Hawthorne Road, Bootle

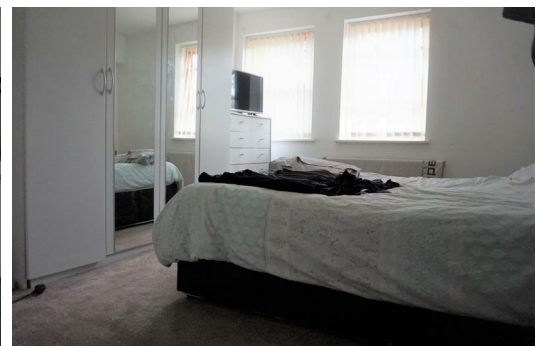
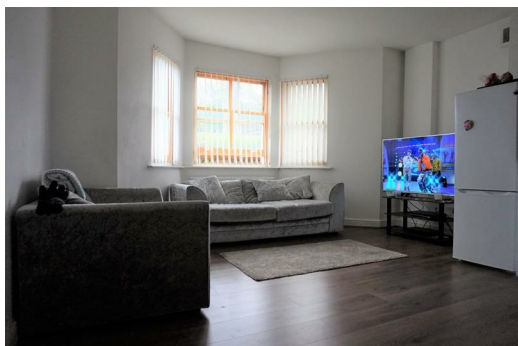
Offers In The Region Of £67,500

This one bedroom ground floor apartment has just become available, and would make an ideal buy to let investment. Located just outside of Liverpool's bustling city centre, it is perfectly placed for university students and those living/working in and around Liverpool.

Finished to an incredibly high standard throughout - this apartment has all the modern fixtures and fittings you'd expect, as well as a spacious interior. Inside you'll find an open-plan kitchen/lounge, with a large bay window providing plenty of light. Wood floors ensure easy maintenance and cleaning. The kitchen itself is super-stylish and features an integrated hob and slick, contemporary design. A large bedroom features space for a double bed and a carpeted finish.

If that wasn't perfect enough, the location is equally as ideal. Just a few minutes away are several parks and recreational areas. A short 15 minute drive takes you into Liverpool city centre, where there's an endless variety of eateries, bars, shopping spots and entertainment destinations.

This apartment is currently tenanted at £380 PCM so you can start earning as soon as you purchase. It is in a great catchment area for future renters, with demand high from students and young professionals.



Apartment 1 229 Hawthorne Road, Bootle, Merseyside, L20 3AN

Kitchen and Living Room

13'6" x 15'0" (4.14 x 4.58)

Wooden flooring throughout, open plan kitchen with fitted units and integrated hob/oven and extractor. Space for free standing fridge/freezer and washing machine. Bay windows to the front giving the property a light and spacious feel.

Bedroom

11'8" x 12'3" (3.57 x 3.75)

Carpeted throughout, 2 large windows to the front of the room, Fitted radiators

Bathroom

6'8" x 4'5" (2.04 x 1.37)

Tiled throughout, corner shower unit with wash hand basin and toilet.

Hallway Cupboard

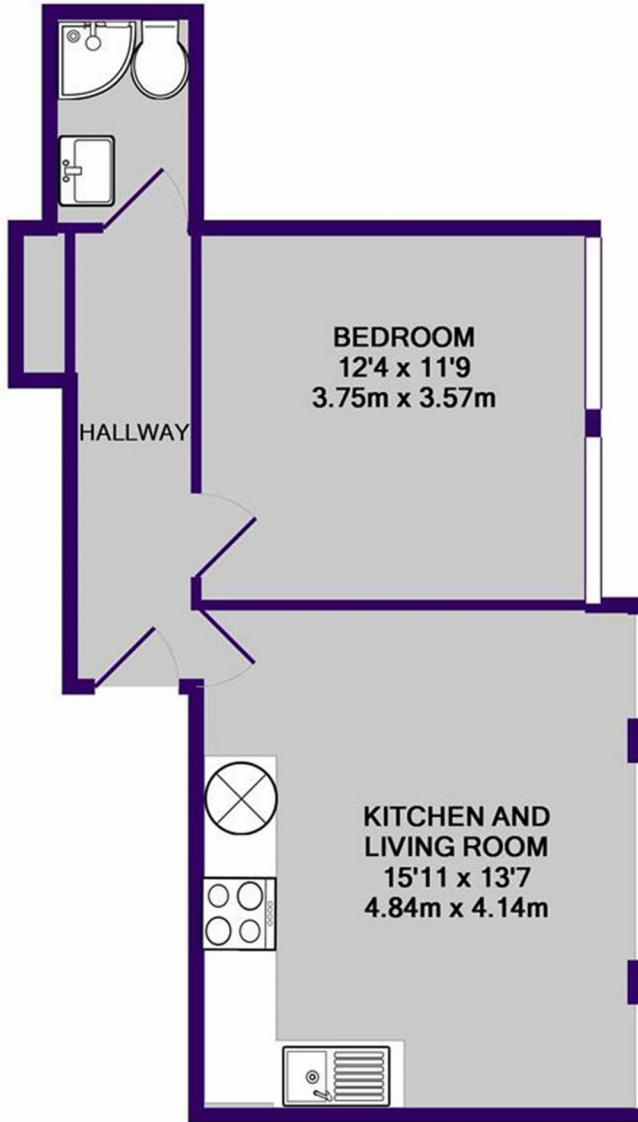
1'8" x 3'8" (0.52 x 1.14)

Wooden shelving units fitted and wooden flooring throughout the cupboard.

Hallway

14'2" x 3'10" (4.32 x 1.19)

Wooden flooring with all rooms leading off



TOTAL APPROX. FLOOR AREA 452 SQ.FT. (42.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-110 kWh/m ² (A)	77-77	100-110 g/m ² (A)	
90-100 kWh/m ² (B)		90-100 g/m ² (B)	
80-90 kWh/m ² (C)		80-90 g/m ² (C)	
70-80 kWh/m ² (D)		70-80 g/m ² (D)	
60-70 kWh/m ² (E)		60-70 g/m ² (E)	
50-60 kWh/m ² (F)		50-60 g/m ² (F)	
40-50 kWh/m ² (G)		40-50 g/m ² (G)	