





## 52 Bodmin Road, L4 5SW Offers In The Region Of £80,000

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Located on Bodmin Road in Liverpool, this charming terraced house offers great potential for the right buyer. With 1 reception room, 2 bedrooms, and 1 bathroom, this property is perfect for those looking to add their personal touch and make it their own.

In need of some tender loving care, this three-bedroom mid-terrace property presents a fantastic opportunity to create a cosy and inviting home. The kitchen and bathroom are ready to be transformed into modern and stylish spaces, tailored to your taste and preferences.

The property also features a rear yard, ideal for enjoying a morning coffee or hosting small gatherings with friends and family. Situated close to the second-best football team in Liverpool (Everton), this home is perfect for football enthusiasts looking to be near the action.

Don't miss out on the chance to turn this diamond in the rough into your dream home. Contact us today to arrange a viewing and unlock the potential of this lovely property on Bodmin Road.

- Two Bedrooms
- Mid Terrace Property
- One Reception Rooms
- Kitchen
- Bathroom
- Rear Yard
- Gas Central Heating
- Double Glazing
- Viewing Essential!
- EPC Rating D

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		68
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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