



## 10 Marlborough Avenue

Bootle, L30 1SB

**Offers over £130,000**



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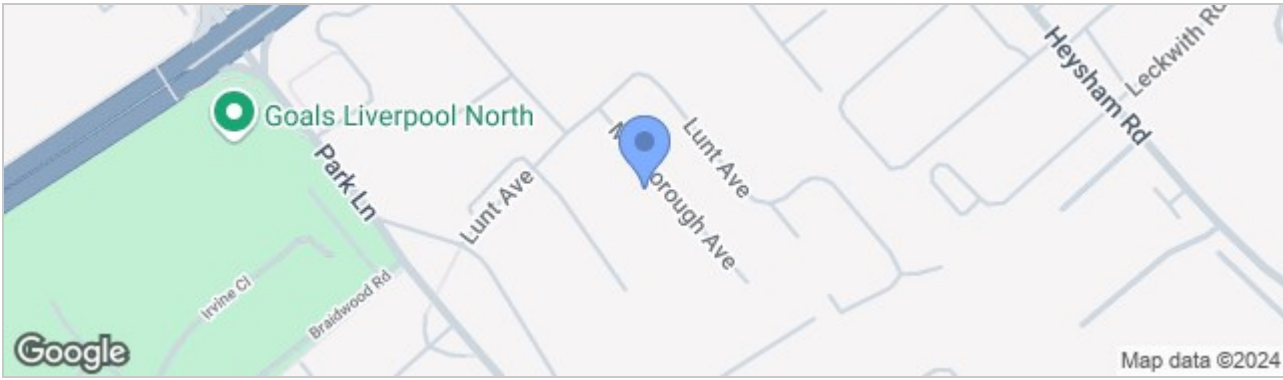
**Offers over £130,000**







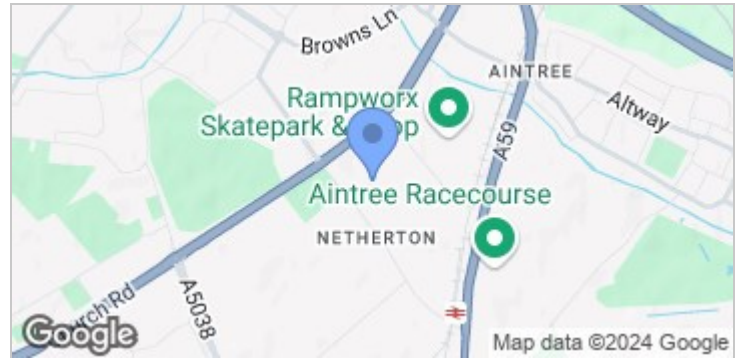
## Road Map



## Hybrid Map



## Terrain Map



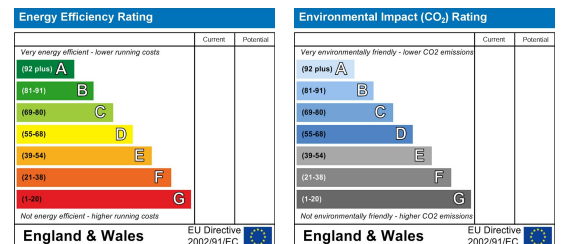
- **NO ONWARD CHAIN**
- **IDEAL FOR INVESTORS**
- **POTENTIAL TO ADD VALUE**
- **CLOSE TO LOCAL AMENITIES**
- **THREE BEDROOM FAMILY HOME**
- **DRIVEWAY & GARAGE**

## Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Energy Efficiency Graph



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