



J&D ESTATE AGENTS
SALES | LETTINGS | MANAGEMENT



63 Wadham Road, Bootle, L20 7DQ

£115,000

Nestled on Wadham Road in Bootle, this charming Victorian mid-terrace house presents a remarkable investment opportunity for cash buyers seeking a project. With a generous living space of 1,636 square feet, the property spans three floors and boasts five spacious double bedrooms, making it ideal for families or those looking to create a comfortable home.

The layout includes three well-proportioned reception rooms, providing ample space for relaxation and entertainment. The fitted kitchen, equipped with integrated appliances, offers a practical area for culinary pursuits, while the presence of a cellar adds valuable storage options.

This property features two bathrooms, catering to the needs of a larger household and ensuring convenience for all residents. Although the house requires renovation, it holds significant potential for those willing to invest time and effort into transforming it into a stunning residence.

Importantly, there is no chain involved, allowing for a smoother transaction process. This property is perfect for those with a vision to restore a piece of Victorian architecture to its former glory. If you are a cash buyer looking for a rewarding project in a vibrant area, this house on Wadham Road could be the ideal opportunity for you.

Hallway

Leading to stairs to 1st floor and cellar

Front lounge

15'7" x 12'5" (4.76m x 3.79m)



With single glazed bay window with feature original wood panelling to bay.

Rear Lounge

11'0" x 12'2" (3.36m x 3.73m)



With single glazed window to rear elevation

Rear Lounge 2

14'5" x 9'10" (4.4m x 3.01m)



With single glazed window to side elevation.

Fitted Kitchen

16'4" x 8'0" (4.99m x 2.46m)



With range of matching wall and base units with rolled edged work surfaces, integrated oven, four ring hob and combi microwave, sink unit, side door to rear yard.

Landing

With stairs leading to 2nd floor

Front bedroom 1

15'10" x 11'3" (4.85m x 3.44m)



With single glazed window to front elevation.

Bathroom 2

7'0" x 7'3" (2.14m x 2.23m)



Low level W.C.

Rear bedroom 2

12'2" x 11'1" (3.73m x 3.39m)



With single glazed window to rear elevation.

Rear Bedroom 3

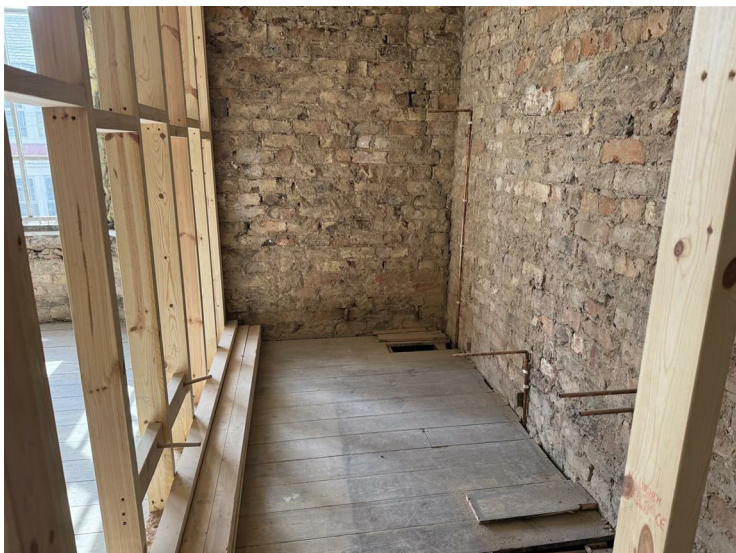
9'8" x 7'8" (2.96m x 2.35m)



With single glazed window to side elevation

Bathroom 1

9'3" x 5'1" (2.82m x 1.57m)



2nd floor landing

Front bedroom 4

16'7" x 13'4" (5.08m x 4.07m)



With single glazed window to front elevation.

Rear Bedroom 5

12'9" x 11'0" (3.91m x 3.37m)



With single glazed skylight

External

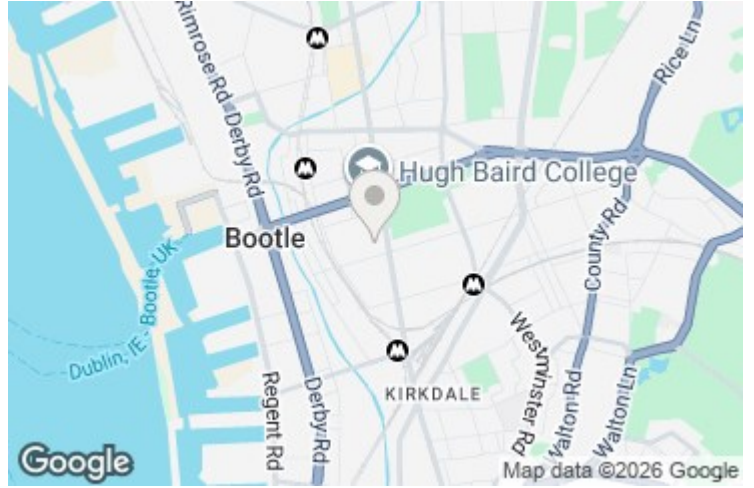


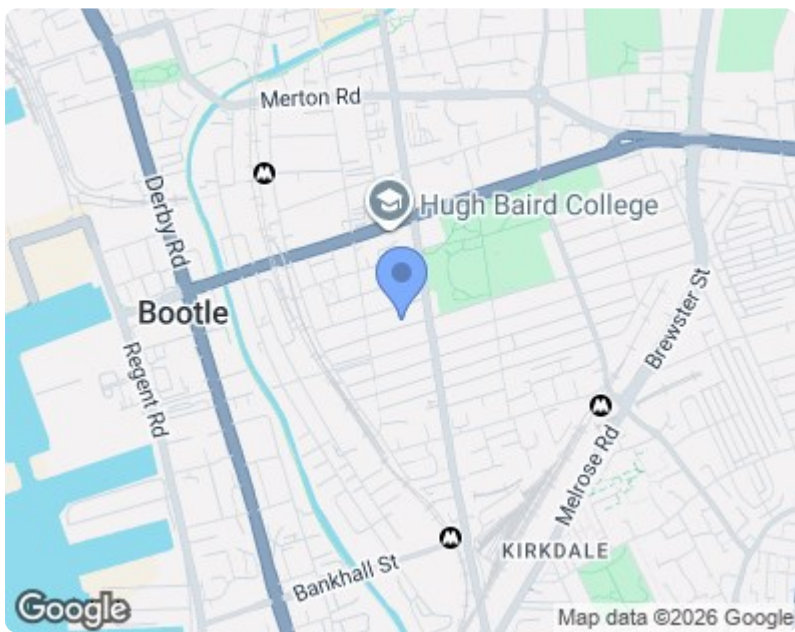
Front yard

Stairs leading to front door

Rear Yard

Rear gate access.





| 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 | | | |
| 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 | |