



BerkeleyShaw

22 Somerton Street, Liverpool, L15 4NF

£90,000

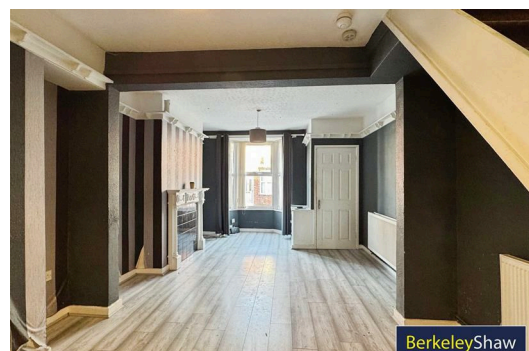
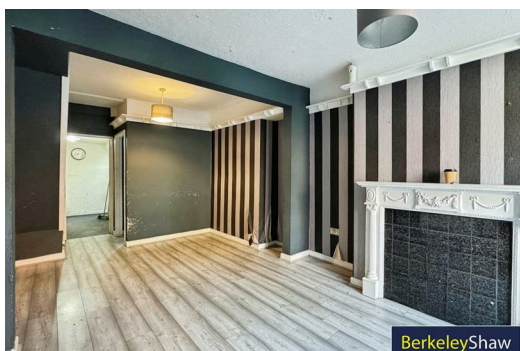
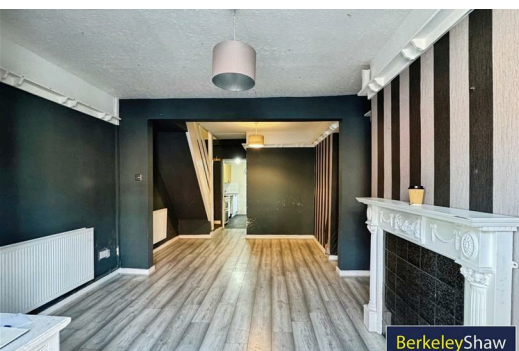
Fantastic Investment or First Home – No Onward Chain!

Are you a landlord looking for a ready-made investment or a first-time buyer eager to step onto the property ladder? Look no further than this well-located two-bedroom mid-terrace on Somerton Street, L15, proudly marketed by Berkeley Shaw.

This property offers an excellent opportunity for investors to capitalise on the strong rental demand in the area, with comparable homes currently achieving around £825 pcm. With no onward chain, you can move quickly and begin generating rental income without delay.

The accommodation briefly comprises a vestibule leading into a spacious open-plan living and dining room, with feature fireplace and a double glazed bay window that fills the space with natural light. To the rear of the property is a kitchen and a three-piece family bathroom.

Upstairs, the landing provides access to two generously sized bedrooms, both with fitted wardrobes offering useful storage. Externally, there is a small rear yard providing access to the rear alley. Additional benefits include double glazing, gas central heating, and no onward chain.

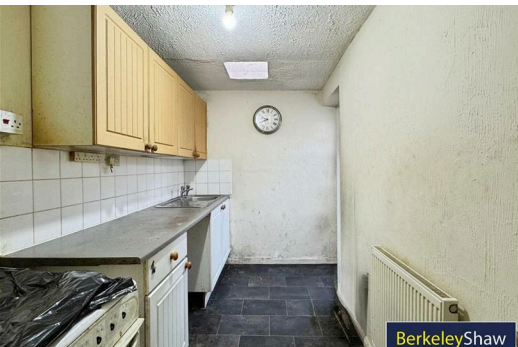


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

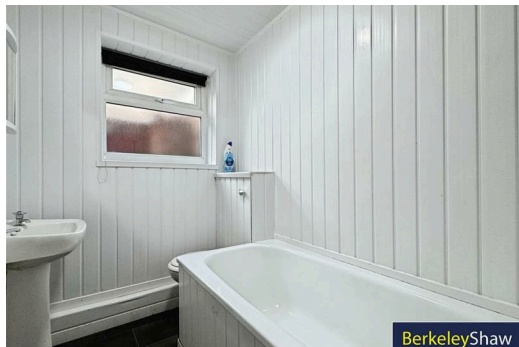
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, rooms, areas and quantities here are approximate and no responsibility is taken for any error or omission in the statements. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operation or efficiency can be given.
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