

SAL

LAGRE



15 Stoddart Road, Liverpool , Merseyside L4 6TR
Offers in excess of £52,500

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An ideal investment opportunity - this house has a proven track record of being a successful rental property with an above average return. A 2 bedroom mid terrace in a popular area requiring some cosmetic upgrading

External

Lounge

12'9" x 10'4" (3.91 x 3.17)

Entering via a small vestibule into the lounge; laminate floor, cupboards housing meters and double glazed window to front. Doorway to Kitchen.

Kitchen

13'9" x 8'4" (4.2 x 2.56)

With wall and base units, stainless steel single sink and drainer, linoleum floor and window to rear. Stairs to the upper floor and doorway to inner hallway.

Inner Hallway

Housing the central heating boiler and accessing the door to the rear yard. Doorway to bathroom

Bathroom

6'0" x 8'10" (1.84 x 2.71)

With 3 piece suite with shower attachment and curtain; linoleum floor, radiator and obscured window to side.

Bedroom 1

12'10" x 10'4" (3.92 x 3.16)

(Max measurements) Window to front, carpet and radiator.

Bedroom 2

11'3" x 8'5" (3.44 x 2.58)

(Max measurements) Window to rear, carpet and radiator

Outside

To the rear of the property is a small enclosed back yard

Important Notes

1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later

stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

