



**STAPLETON
DERBY**



68 Plumer Street, Liverpool, L15 1EF

Asking Price £120,000



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*** INVESTMENT PURCHASE ONLY ***

An excellent opportunity to acquire this two-bedroom mid-terraced property, offered with a tenant in situ, making it an ideal addition to any buy-to-let portfolio. Situated in the ever-popular Wavertree area of Liverpool, the property enjoys a convenient location close to a wide range of local amenities, including schools, shops, supermarkets, parks, and excellent public transport links, with easy access to Liverpool City Centre and surrounding areas.

The accommodation briefly comprises an entrance lobby, spacious living room, open-plan kitchen/dining area, downstairs WC, and a useful storage/utility area. To the first floor are two generous double bedrooms and a modern family bathroom.

The property is currently tenanted, generating a rental income of £600 per calendar month. It is fully compliant with all current landlord requirements, with all relevant Renters' Rights Act notifications up to date, offering buyers a straightforward investment with an established tenant already in place.

This is a ready-made investment opportunity with immediate rental income and strong long-term letting potential in one of Liverpool's most consistently popular rental locations.

Early viewing is highly recommended.

Floor Plan



IMPORTANT NOTICE TO PURASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Accommodation

- TWO BEDROOM MID TERRACED PROPERTY SOLD WITH TENANT IN SITU INVESTMENT ONLY.
- CURRENTLY ACHIEVING SIX HUNDRED POUNDS PER CALENDAR MONTH RENTAL INCOME MONTHLY CONSISTENTLY.
- LOCATED WITHIN THE HIGHLY SOUGHT AFTER WAVERTREE AREA OF LIVERPOOL CITY.
- CLOSE TO SCHOOLS SHOPS TRANSPORT LINKS AND EXCELLENT LOCAL AMENITIES NEARBY DAILY.
- SPACIOUS LIVING ROOM WITH OPEN PLAN KITCHEN DINING AREA FOR MODERN LIVING.
- DOWNSTAIRS WC PLUS USEFUL STORAGE AND SEPARATE UTILITY AREA FOR CONVENIENCE ALWAYS.
- TWO GENEROUS DOUBLE BEDROOMS PROVIDING COMFORTABLE ACCOMMODATION FOR LONG TERM TENANTS ALIKE.
- MODERN FAMILY BATHROOM FINISHED TO A GOOD STANDARD THROUGHOUT THE PROPERTY INTERNALLY.
- FULLY COMPLIANT WITH CURRENT LANDLORD LEGISLATION AND REQUIRED TENANCY DOCUMENTATION THROUGHOUT COMPLETELY.
- EXCELLENT READY MADE BUY TO LET INVESTMENT WITH IMMEDIATE RENTAL RETURNS AVAILABLE.

Viewing

Please contact our Stapleton Derby - Rainhill Office on if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

