



Coleridge Street, Liverpool

Asking Price £145,000

Combining an uber-convenient location with plenty of space and natural light, this 3 bedroom semi-detached house in a prime spot in Liverpool is the perfect abode for families or sharing professionals who want to have it all, with this being said, High demand in this area makes this a great opportunity for investment.

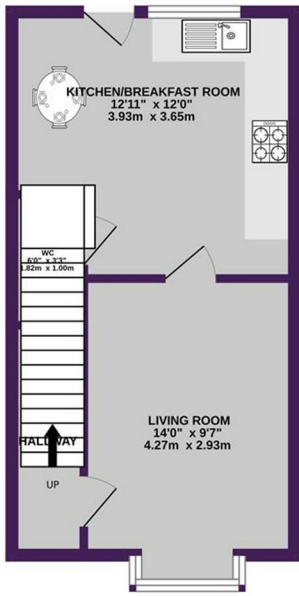
The bright, airy interior boasts a generously sized lounge, modern kitchen with integrated appliances, three great-sized bedrooms (two lovely doubles and a cosy single) and a clean-lined family bathroom with additional separate W/C – all of which benefit from plenty of gorgeous natural light. The décor is clean and neutral throughout which is bound to get your creative interior-design-juices flowing as its potential is just endless.

As for location, you'll have everything you could possibly need within easy reach. The University of Liverpool and the Royal Hospital are all within a 5 minute drive, so you're perfectly placed for both work and play (you can also take a stroll if you fancy stretching your legs). Liverpool city centre is also easily accessible, just a 15 minute drive away, and you have several public transport links close by.

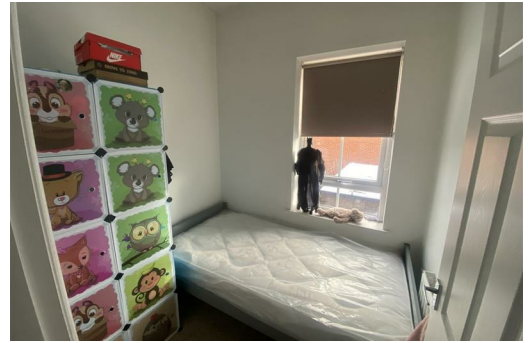
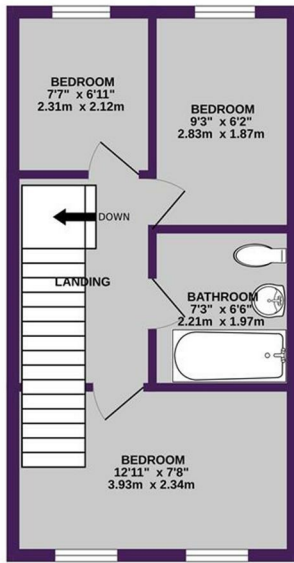
Due to its ideal location and modern interiors, this would make the perfect investment, with a good rental income. This property is being sold with a tenant already in situ.



GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



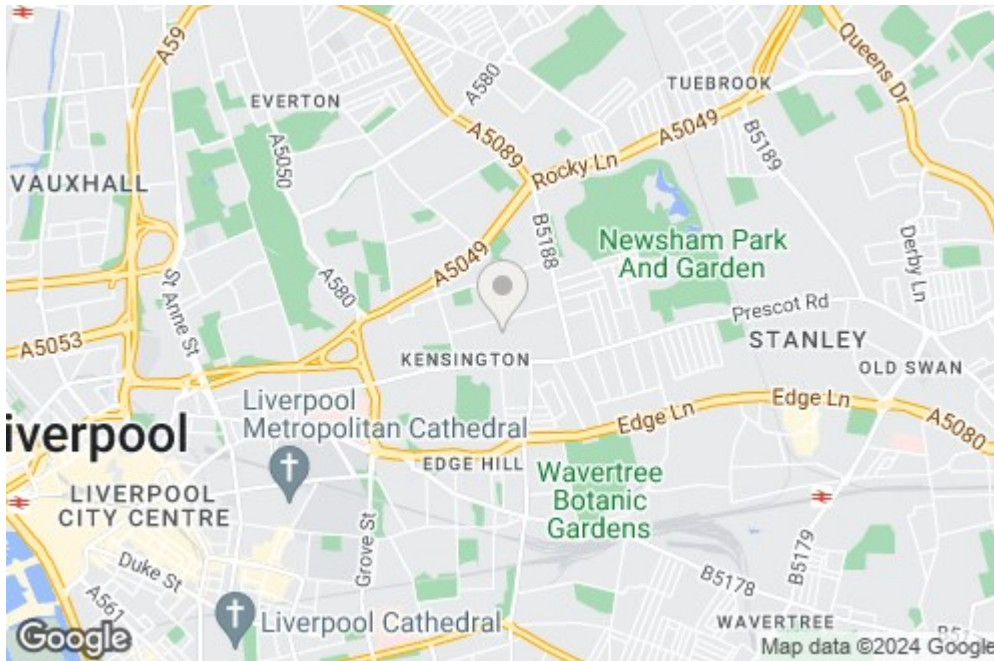
1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



52 COLERIDGE STREET, LIVERPOOL L6 6BT

TOTAL FLOOR AREA: 644 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	98	B	B