



## 103 Salisbury Street, Liverpool, L3 8BT

**Asking price £160,000**

\*\*\*Great Investment Opportunity\*\*\*

CityRise is proud to present this stunning 2-bedroom apartment situated in Everton. The property is currently occupied by tenants and is being offered exclusively to investors.

This spacious two-bedroom apartment offers a comfortable and contemporary living space. The tastefully designed unit boasts ample room for both relaxation and entertainment. The open-concept layout seamlessly connects the living room and kitchen, creating a fluid and airy atmosphere. The bedrooms are generously sized, providing plenty of space for rest and rejuvenation.

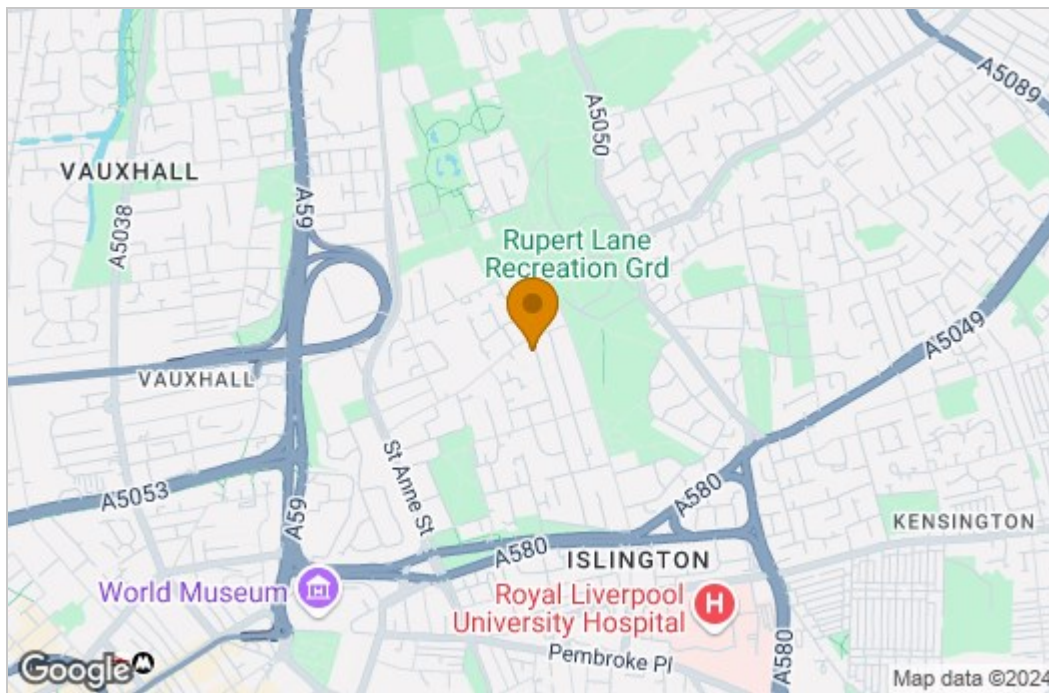
Everton is a thriving neighborhood, known for its rich history, vibrant culture, and close proximity to Liverpool city center. Residents will have easy access to an array of amenities, including shops, restaurants, and entertainment venues, all within walking distance. Excellent transport links ensure easy connectivity to the rest of the city and beyond.

Everton is renowned for its strong and stable property market. It has experienced consistent growth in recent years, making it an attractive option for investors looking for long-term appreciation. Everton also benefits from its prime location, being in close proximity to major business hubs, educational institutions, and recreational facilities. This not only ensures a high demand for rental properties but also increases the potential for capital appreciation.



# Floor Plan

# Area Map



# Energy Efficiency Graph

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.