



# RE/MAX

## PROPERTY HUB



### **119a Stanley Road, Liverpool, L5 2PY**

### **Offers in the region of £172,500**

BUILT IN 2017 this FOUR BEDROOM, THREE BATHROOM property is an ideal home for a family or attractive investment for any investor.

RE/MAX are please to invite you the opportunity to view this modern family home set over three storeys and benefiting from off road parking and garden to the rear. The property currently produces a rental income of £10,200 per annum rental income representing a good net return on investment. There is potential to increase this income if let as a HMO, student property or for short stay purposes. Internally we have briefly; entrance hallway, downstairs WC, large open plan kitchen come diner-lounge space with patio doors to the rear garden. The kitchen has all integrated appliances including dishwasher, fridge freezer, electric fan oven, gas hob, combi boiler system and washing machine. Upstairs we have four bedrooms all with double beds and two bathrooms one as a traditional bathroom and the other as a shower room. Parking on site is un-allocated but off road to the rear. COUNCIL TAX BAND - A (Liverpool City Council). EPC RATING - B(84). TENURE - Leasehold on 250 year lease from 2017.

## Lounge



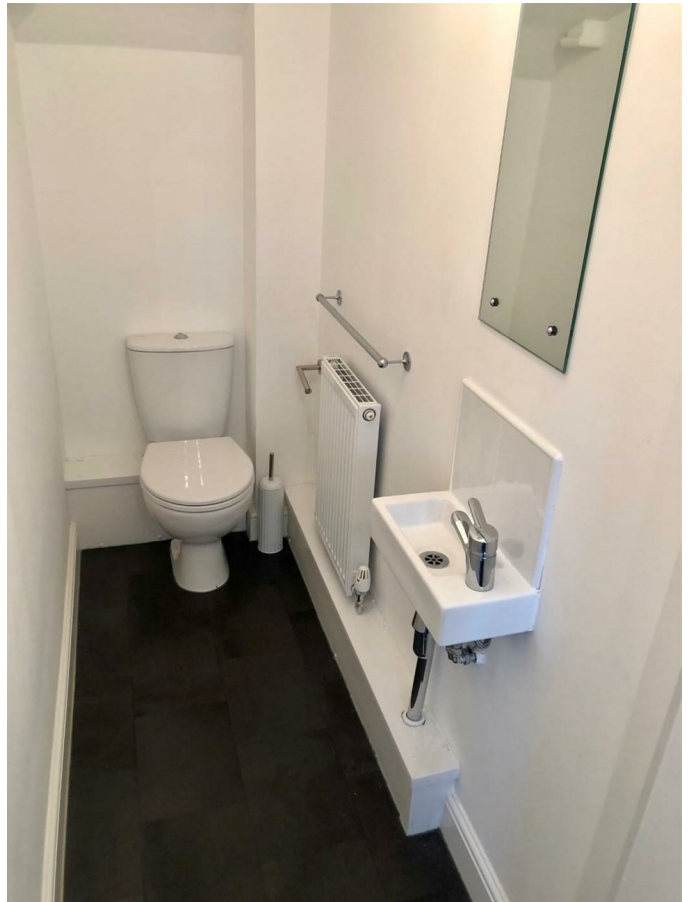
Open plan kitchen/lounge space, white decor, vertical blinds, gas central heating, sliding patio door to garden

## Kitchen



Modern kitchen with high gloss units, integrated dishwasher, 60/40 fridge freezer, electric oven, gas hob and washing machine.

## Downstairs WC



Ground floor WC with toilet and handbasin with mixer tap

## Bathroom



White tiled bathroom with side panelled bath and overhead shower with glass screen. Button flush toilet and sink.

## Shower Room

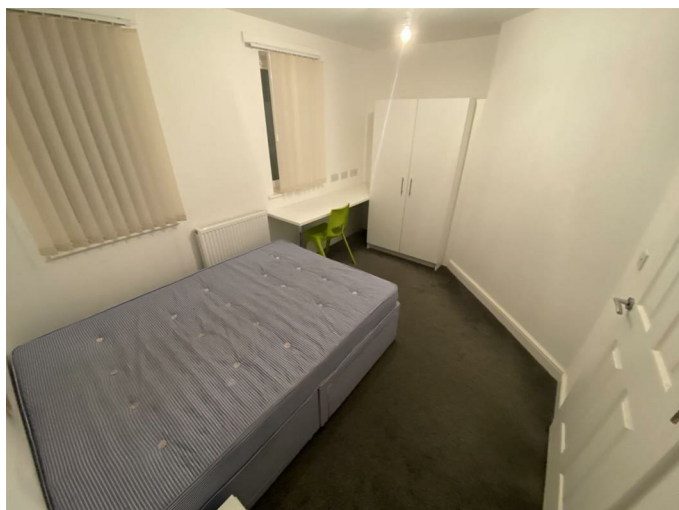
Secondary bathroom offering a walk in shower, sink and toilet and again fully tiled with heated chrome towel rail

### Bedroom One



Double sized bedroom with carpet, white decor, UPVC windows and gas central heating, furnished

### Bedroom Two



Double sized bedroom with carpet, white decor, UPVC windows and gas central heating, furnished

### Bedroom Three

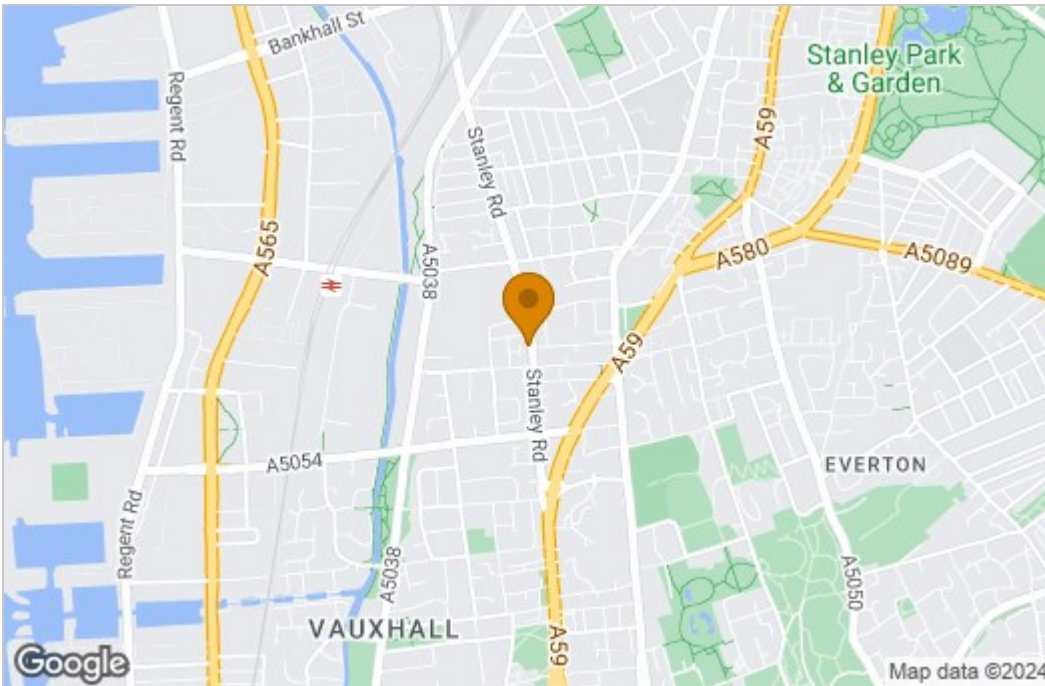
Double sized bedroom with carpet, white decor, UPVC windows and gas central heating, furnished

### Bedroom Four

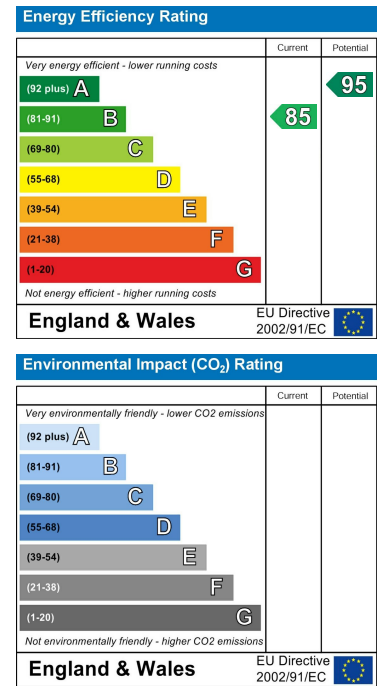
Double sized bedroom with carpet, white decor, UPVC windows and gas central heating, furnished

# Floor Plan

## Area Map



## Energy Efficiency Graph



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