



**MISTORIA**  
ESTATE AGENTS



## 44a Croxteth Liverpool

**£40,000**

**Leasehold**

MODERN METHOD AUCTION  
TENANTED  
INSTANT INCOME

Mistoria Estate Agents in partnership with our Auction partners are pleased to present this two-bedroom maisonette, an excellent opportunity for investors seeking a promising addition to their portfolio. Spanning an impressive 840 square feet, this property is currently tenanted, providing immediate rental income.

The maisonette features a welcoming reception room, perfect for relaxation or entertaining guests. The three well-proportioned bedrooms offer ample space for comfortable living, while the bathroom is conveniently located to serve the household's needs.



• INVESTORS TAKE NOTE!!! • STORAGE HEATING • DOUBLE GLAZING • CARETAKER • INTERCOM

### Full Description

Mistoria Estate Agents are pleased to introduce an exceptional investment opportunity right here in Liverpool. This unfurnished two bedroom flat at 44a Storrington Avenue is not just a home; it's a strategic investment poised for remarkable returns.

#### Key Investment Highlights:

**Prime Location:** This flat enjoys proximity to key business districts, educational institutions, and major transportation hubs. The strategic location ensures a steady demand for rental properties, making it an ideal choice for investors seeking long term value.

**Strong Rental Potential:** The two bedroom layout is well designed to appeal to a wide range of buyers , from young professionals to small families. Downstairs: Hall - carpets, Living room - wooden floors, storage heating ceramic tiled kitchen floor and fitted units, storage heating. Upstairs: 2 x double bedrooms - carpets, storage heating, bathroom white bath, basin and w.c. ceramic tiles.

**Low Maintenance Costs:** The flat is designed with low-maintenance features, ensuring minimal upkeep costs for investors. This translates to a higher return on investment and less hassle for property management.

**Proximity to Amenities:** 44a Storrington Avenue is conveniently located near essential amenities, including shops, schools, a fire station, Fazakerly hospital and so much more. This accessibility adds to the property's allure, making it a desirable choice for tenants and enhancing its investment potential.

**Future Development Potential:** Keep an eye on the future with potential for development or renovation projects in the surrounding area. Stay ahead of market trends and position yourself for further appreciation in property values.

#### Why Invest Here:

44a Storrington Avenue presents an amazing opportunity to enter the thriving Liverpool real estate market. With its strategic location, strong rental potential, and future development possibilities, this 2-bedroom flat is a solid addition to any investment portfolio. Act now to secure your stake in this promising venture.

Contact us today to schedule a private viewing and discover the wealth of possibilities that await you at 44Aa Storrington Avenue. Don't miss out on this lucrative investment opportunity!

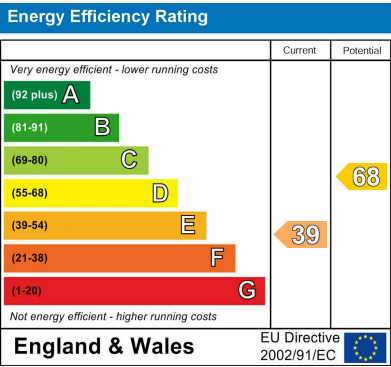
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- SMOKE DETECTOR • BEING SOLD THROUGH AUCTION • CLOSE TO LOCAL AMENTIES & TRANSPORT LINKS

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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