



MISTORIA
ESTATE AGENTS



Croxteth Liverpool

£35,000
Leasehold

Mistoria Estate Agents in partnership with our Auction partners are pleased to present this first floor, 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.

Situated in a desirable location, this property benefits from proximity to local amenities and schools, making it an attractive option for families and professionals alike. Additionally, there is parking available for one vehicle, adding to the convenience of this residence.

As a leasehold property, it is available through our auction partners, presenting a unique opportunity for savvy investors. This maisonette is not just a property; it is a chance to secure a valuable asset in a thriving area. Do not miss out on this investor's delight!



• INVESTORS TAKE A LOOK, THIS WEEKS BARGAIN BUY!!! • WFLOORS • CARETAKER & DOUBLE GLAZING • CARETAKER • INTERCOM & SMOKE DETECTOR • TWO BED APARTMENT, CURRENTLYNUSED AS AN INVESTMENT.

Full Description

This presently rented Two bedroom home at 56a, Storrington Avenue is not just a home; it's a strategic investment poised for remarkable returns. Downstairs: Hall - carpets, Living room - wooden floors, storage heating - ceramic tiled kitchen floor and fitted units, storage heating -NO white goods. Upstairs: 2 x double bedrooms - carpets, storage heating, bathroom white bath, basin and w.c. ceramic tiles.

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.

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: 56a, 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 allure, making it a desirable choice for tenants and enhancing its investment potential.

Contact us today to schedule a private viewing and discover the wealth of possibilities that await you at 56a Storrington Avenue. Don't miss out on this lucrative investment opportunity!

Disclaimer: The information and images provided in this

property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice.

Full Description

Mistoria ARE PLEASED TO OFFER THIS - First floor 2 DOUBLE BEDDED unfurnished maisonette - totally refurbished with cream painted walls throughout. Downstairs: Hall - carpets, Living room - wooden floors, storage heating - ceramic tiled kitchen floor and fitted units, storage heating-NO white goods. Upstairs: 2 x double bedrooms - carpets, storage heating, bathroom-White bath, basin and w.c. ceramic tiles.



- INTERCOM • IDEAL FOR INVESTMENT AS OF SIZE AND PRICE. • D/G • CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS.

This property is situated opposite the Fire Station, which is on the main bus route. The property is close to Schools, Shops, Medical Centre and Fazakerley Hospital.

LANDLORDS WANTED IN THIS AREA - CALL 0151 282 1539

Mistoria are members of the following bodies.

PropertyMark

TPO (The Property Ombudsman) - Membership number D6138-0

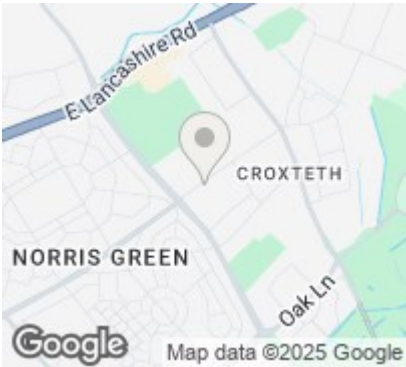
TDS (The Tenancy Deposit Scheme) - Membership number - G03089

SAFE (Safe Agent) - Registration number S3331

NALS (The National Approved letting Scheme), which is includes NALS client protection scheme - Membership Number A3677

Mistoria is registered with the National Approved Letting Scheme (NALS) a co-regulatory partner with Liverpool City Council for their selective licensing scheme





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

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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