



MISTORIA
ESTATE AGENTS



70A Trafalgar Road Egremont

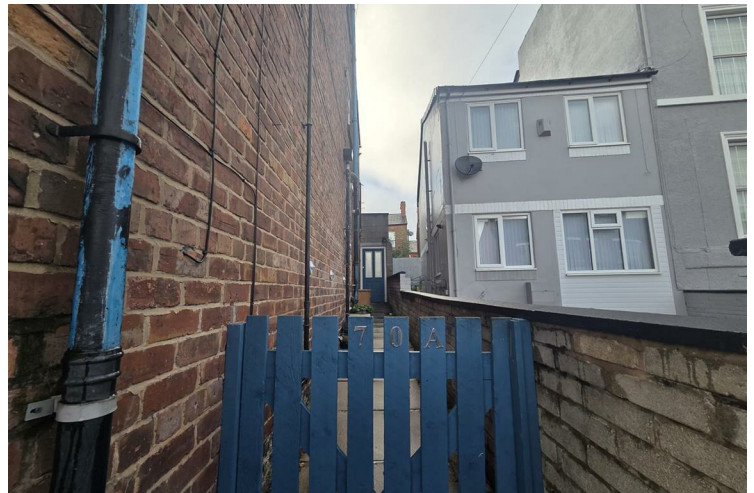
£65,000
Freehold

Nestled on Trafalgar Road in the charming area of Egremont, this delightful ground floor apartment offers a perfect blend of comfort and convenience. Spanning an inviting 581 square feet, this one-bedroom property is an excellent choice for first-time buyers or savvy investors seeking a promising addition to their portfolio.

Constructed in 1920, the apartment retains a sense of character while providing modern living essentials. The well-proportioned reception room serves as a welcoming space for relaxation or entertaining guests, while the bedroom offers a peaceful retreat. The bathroom is thoughtfully designed to cater to your daily needs.

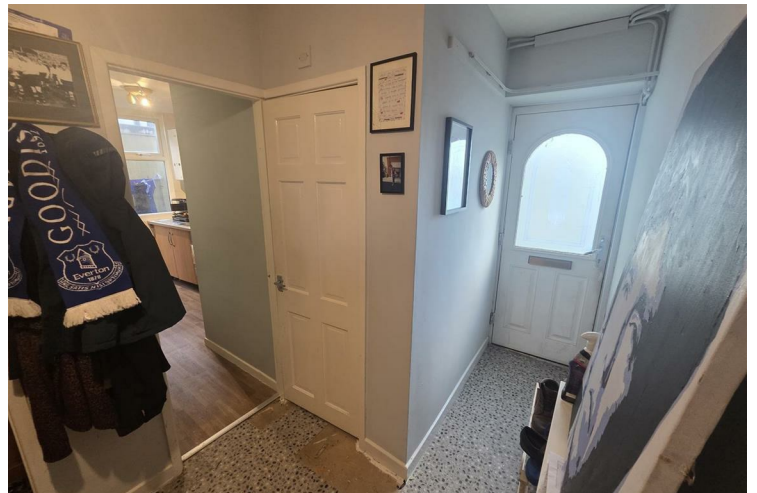
One of the standout features of this property is its prime location. Situated close to the picturesque banks of the River Mersey, residents can enjoy scenic walks and the tranquility of riverside living. Additionally, the apartment is conveniently located near local schools, shops, and amenities, ensuring that everything you need is just a stone's throw away.

This property represents an ideal opportunity for those looking to step onto the property ladder or for investors seeking a rental property in a desirable area. With its charming features and excellent location, this apartment is not to be missed. Come and experience the potential of this lovely home in Egremont.



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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(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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