



MISTORIA
ESTATE AGENTS

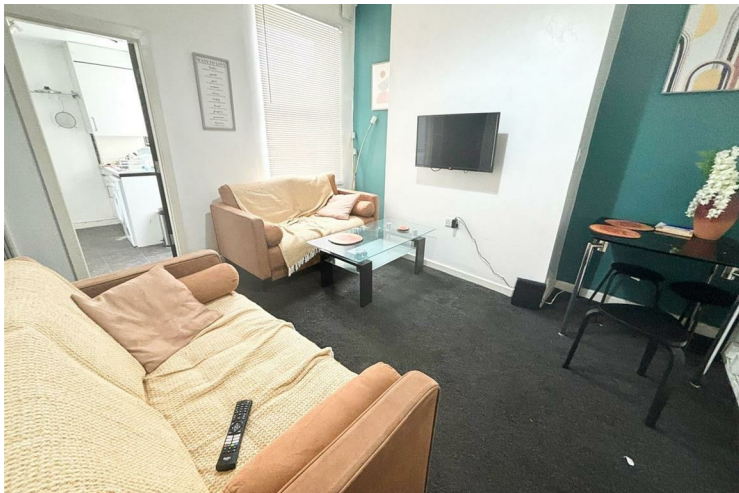


81 Ash Grove Liverpool

£154,950

Freehold

INVESTMENT OPPORTUNITY Mid terraced currently configured for student accommodation. Done to a good standard and is currently let. This four bedroom, comprises shared lounge, fitted kitchen and bathroom, gas central heating and double glazed throughout.



• Ideal Investment Opportunity • Four Bedroom Mid terraced Property • UPVC Double Glazing & Gas Central Heating. • Great Location. Close to local amenities & transport links. • Currently used as student accommodation as close to University • Good sized property ideal for investment or family Living

Hallway

Upvc entrance door, radiator, door leading to:

Bedroom 1

Upvc double glazed bay window to the front, radiator, currently configured as bedroom for student market:

Kitchen

Upvc double glazed window to the side, fully fitted white high gloss kitchen with base and eye level units, worktop space over, space for fridge freezer, space for automatic washing machine. Fitted electric fan oven and fitted gas hob, over head extractor fan. Tiled splashbacks. Ceramic tiled flooring. Storage cupboard..

Lounge Diner

Upvc double glazed window to rear, radiator. Door to:

Bedroom Two

Upvc double bay window to front, radiator, Door to.

Bedroom Three

Upvc double glazed window to rear, radiator.

Bathroom

Three piece bathroom suite consisting low level W.C. shower cubicle with electric shower over and glass screen, wash hand basin, radiator extractor fan, ceramic tiling to walls and ceramic tiled flooring.

Bedroom Four

Upvc double glazed window to rear, radiator.

Outside Front

Small walled garden with access through gate.

Outside Rear

Rear enclosed yard, access through rear wooden gate.

Full Description

Investment opportunity - Mistoria are delighted to offer for sale this recently refurbished four bedroom mid terraced property. This property has been let to students for the last two years and is currently furnished complete for the student market, but could be returned to a residential configuration. This property comprises:- Ground floor double bedroom, lounge diner, fitted kitchen, storage cupboard. To the first floor there are three bedrooms and a fitted family bathroom. Outside to the front of the there is a small walled garden, to the rear there is a private walled rear yard. This property is fully double glazed and has gas central heating. Situated close to Liverpool universities, city centre, local shops, transport links and all amenities. Viewing is highly recommended.

Hallway

Entrance door

Bedroom 1

Double glazed window to front, radiator, double bed, wardrobe, desk and chair.

Lounge/ Diner

Double glazed window to rear, radiator, dining table and chairs, coffee table, sofa, wall mounted flat screen TV.

Kitchen

Double glazed window to rear, radiator, high gloss base and



wall units, gas hob, electric fan assisted oven , stainless steel sink unit, fridge freezer, tiled splash back and ceramic tiled flooring extractor hood, washer dryer, entrance door to side.

Bedroom 2

Double glazed windows to the front, radiator, double bed, wardrobe, desk and chair.

Bathroom

Fully ceramic tiled wall and flooring, extractor fan, shower with glass fronted screen low level WC, wash hand basin, chrome heated towel rail.

Bedroom 3

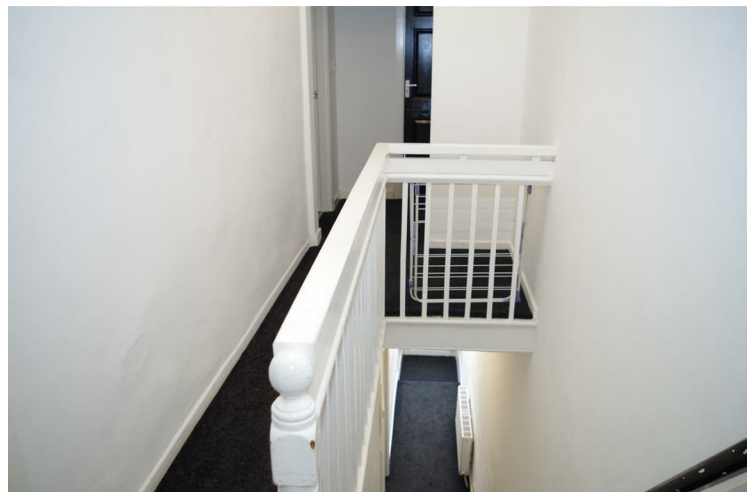
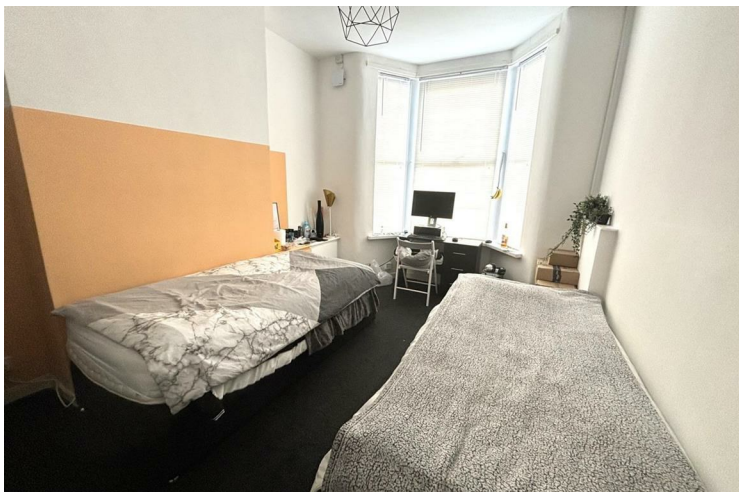
Double glazed window to rear, radiator, double bed, wardrobe, desk and chair.

Bedroom 4

Double glazed window to rear , radiator, double bed, wardrobe, desk and chair.

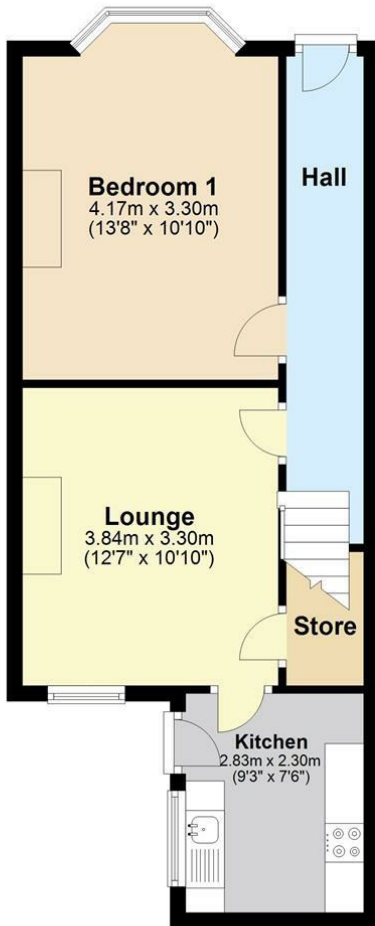
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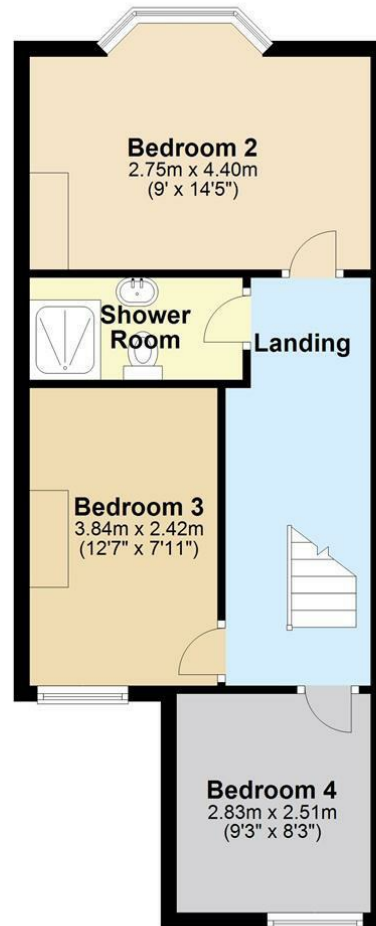
Ground Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 86.0 sq. metres (925.4 sq. feet)



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		
	55	79
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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