

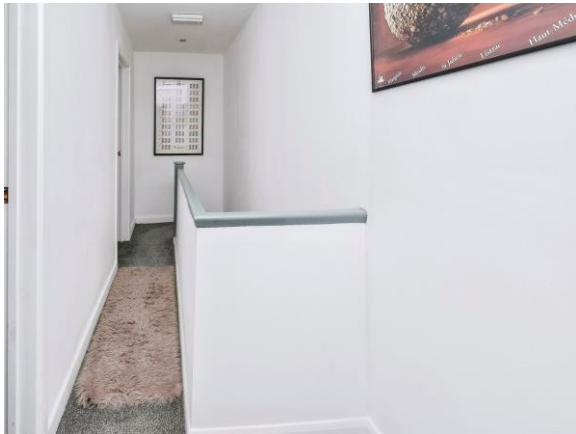


Holt Road, LIVERPOOL L7 2PL

welcome to

Holt Road, LIVERPOOL

A deceptively spacious four bedroom property in an area popular with students and tenants With no management costs this is an ideal purchase for a landlord looking to expand their portfolio and demands internal inspection to be appreciated



Entrance Hall

Staircase from ground floor, staircase to second floor.

rear, radiator, bath, shower, wash hand basin, WC, part tiling.

Lounge

13' 4" to max x 7' 8" to max (4.06m to max x 2.34m to max)
Double glazed window to the front, radiator, open to kitchen.

Kitchen

8' 2" to max x 9' 8" to max (2.49m to max x 2.95m to max)
First floor fitted kitchen with wall and base units, stainless steel sink and drainer , electric oven, electric hob, plumbing for washing machine.

Landing

18' to max x 6' 8" to max (5.49m to max x 2.03m to max)
Stairs from first floor, stairs to second floor,

Bedroom One

13' 2" to max x 7' 3" to max (4.01m to max x 2.21m to max)
Second floor bedroom, double glazed window to the front, radiator.

Bedroom Two

10' 1" to max x 6' 8" to max (3.07m to max x 2.03m to max)
Second floor bedroom, double glazed window to the front, radiator.

Bedroom Three

7' 3" to max x 10' 4" to max (2.21m to max x 3.15m to max)
Second floor bedroom, double glazed window to the rear, radiator.

Bedroom Four

13' 3" to max x 9' to max (4.04m to max x 2.74m to max)
First floor bedroom , double glazed window to the front, radiator.

Bathroom

First floor bathroom, double glazed window to the



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welcome to

Holt Road, LIVERPOOL

- A deceptively spacious four bedroom property
- Located in an area popular with students given its location close to the City and Universities
- An ideal rental property or Air BnB
- Council Tax Band A
- Accommodation over 3 floors

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT122140 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


jones & chapman



0151 734 1440



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



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