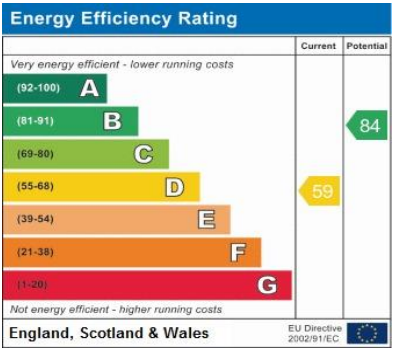


Explore the property...

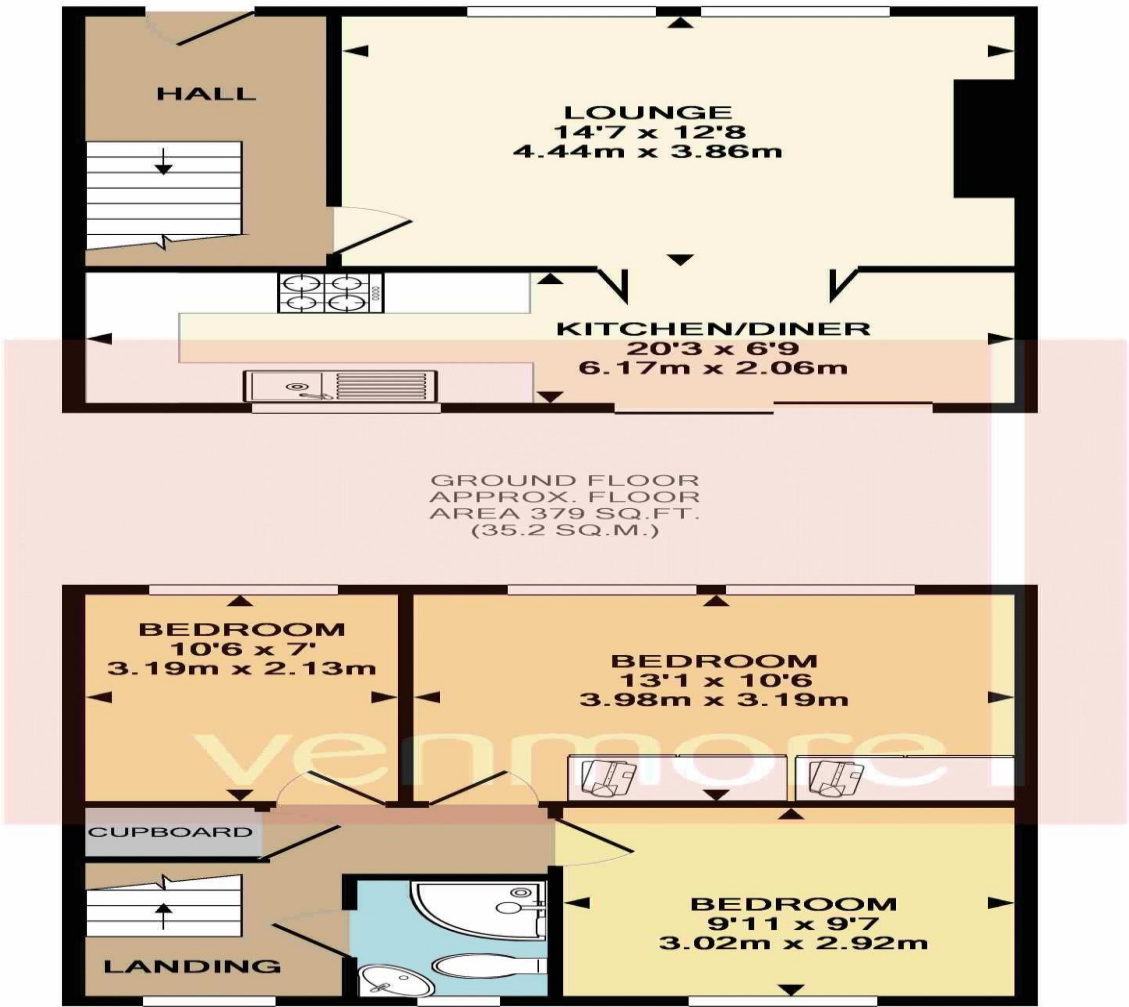
EPC & Floor Plans



Normandale Road  
L4 8UG

£115,000

venmore



FLOORPLAN FOR GENERAL USE, NOT TO SCALE, ILLUSTRATIVE PURPOSES ONLY.  
TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

Contact Venmores - Allerton  
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rightmove



- Attractive semi-detached house
- Three bedrooms
- Currently tenanted on an A.S.T.

- Front and rear gardens
- Double glazing and GCH
- Buy-to-let investment

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## About the property...

Of interest to the buy-to-let investor, an attractive semi-detached property which is currently tenanted under an Assured Shorthold Tenancy agreement, producing a rental of £500 pcm. Having a block-paved garden area to the front, which provides additional off-road parking space, the property also has an attractive garden to the rear which is laid to lawn with mature shrubs and patio area. The accommodation comprises an entrance hall, a spacious lounge which in turn leads to the full-width kitchen/diner to the rear which has patio doors leading to the rear garden. To the first floor, there are three bedrooms and a shower room. The windows are double glazed, with the exception of the landing window and a gas central heating system is installed.

## About the location...

Normandale Road runs between Flemington Avenue (off Queens Drive) and Broad Lane (off Utting Avenue). The area has a selection of local shops and supermarkets, easy access into Liverpool City centre which is approximately three miles away and good transport links leading to the motorway network system.

