



Mark Street, Vauxhall, Liverpool, L5 0RF £65,000

Welcome to this charming property located on Mark Street in the vibrant city of Liverpool. This delightful ground floor flat boasts 2 bedrooms, making it a perfect home for a small family, a couple, or even as an investment opportunity.

Situated in a prime location, this property offers easy access to all the amenities and attractions that Liverpool has to offer. From trendy cafes and restaurants to shopping centres and parks, everything you need is just a stone's throw away.

The flat itself is thoughtfully designed, with a cosy living space that is perfect for relaxing after a long day. The bedrooms are spacious and bright, providing a peaceful retreat for a good night's sleep.

Whether you're looking to settle down in a convenient location or seeking a lucrative investment opportunity, this ground floor flat on Mark Street is sure to tick all the boxes. Don't miss out on the chance to make this property your own and experience the best of what Liverpool has to offer.



Communal Entrance

secure entrance, stairs to all floors

Hall

entrance door, radiator, storage cupboard

Lounge

12'1" x 16'7" (3.70m x 5.08m)

uPVC double glazed window to rear aspect, radiator

Kitchen

9'1" (max) x 17'11" (2.77m (max) x 5.48m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, radiator, tiled splashbacks, two uPVC double glazed windows to front aspect

Bedroom 1

12'1" x 9'5" (3.70m x 2.88m)

uPVC double glazed window to rear aspect, radiator

Bedroom 2

12'1" x 9'2" (3.70m x 2.80m)

uPVC double glazed window to rear aspect, radiator

Shower Room

5'10" x 7'9" (1.80m x 2.38m)

walk in shower with electric shower, wash hand basin and low level w.c., radiator, part tiled walls, uPVC double glazed window to front aspect

Outside

communal gardens and enclosed paved area

Additional Information

Tenure : Leasehold

Council Tax Band : A

Local Authority : Liverpool

Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate.

We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-81) B			
(69-80) C		71	75
(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			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			