



Bellamy Road, County, Liverpool, L4 3SD

Offers over £115,000

Grosvenor Waterford are pleased to offer for Sale this three bedroom mid terraced property in this popular residential area situated just off Southport Road, Bootle. The property briefly comprises; entrance hall, living room, kitchen and three bedrooms and bathroom to the first floor. Outside is a good sized rear yard. The property also benefits from uPVC double glazing and gas central heating. This is an excellent investment opportunity with a long term existing tenant in place, currently paying £7,800pa.



Entrance Hall

uPVC front door and double glazed window, radiator, tiled flooring, understairs cupboard, stairs to first floor

Living Room

19'3" x 10'0" (5.89m x 3.06m)

uPVC double glazed window to front aspect, electric fire in feature surround, two radiators, laminate flooring, uPVC double glazed french doors to rear yard

Kitchen

9'5" x 7'7" (2.89m x 2.33m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, tiled floor and splashbacks, uPVC double glazed window to rear aspect

First Floor

Landing

Bedroom 1

10'3" x 8'0" (+wardrobes) (3.13m x 2.46m (+wardrobes))

uPVC double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 2

8'9" x 10'0" (2.69m x 3.06m)

uPVC double glazed window to rear aspect, radiator, laminate flooring

Bedroom 3

7'3" x 7'7" (2.23m x 2.33m)

uPVC double glazed window to rear aspect, radiator, laminate flooring

Bathroom

6'9" (max) x 7'7" (2.08m (max) x 2.33m)

white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c., uPVC double glazed frosted window to front aspect

Outside

Rear Yard

good sized paved rear yard with gated access to rear

Front

walled front with wrought iron railings and gate

Additional Information

Tenure : Freehold

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		
(81-91) B		
(69-80) C		
(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		
(81-91) 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		