



## 121 Makin Street, Liverpool, Merseyside L4 5QF

Asking price £127,500

\*\*\* INVESTMENT OPPORTUNITY\*\*\*

J&D Estate Agents are pleased to offer for sale this well sized 4 bedroom house. Close to local amenities, shops, schools and on excellent transport links.

The property comprises of entrance hallway, open plan through-lounge with potential for a dining room, modern spacious kitchen with plenty of unit storage and downstairs family bathroom. To the 1st floor there are 3 bedrooms. The loft creates a 4th bedroom. Gas central heating. Double glazing. Call the office to arrange to view today.

Please call our team to arrange a viewing - 0151 524 9313

Currently let on an AST for approximately £10200.00pa

However would be perfect for a 5 bedroom HMO conversion very easily.

**Entrance Hall**



**Cellar**

**Bathroom**



**Lounge**



**Bedroom 1**



**Dining Room**

**Kitchen**



**Bedroom 2**

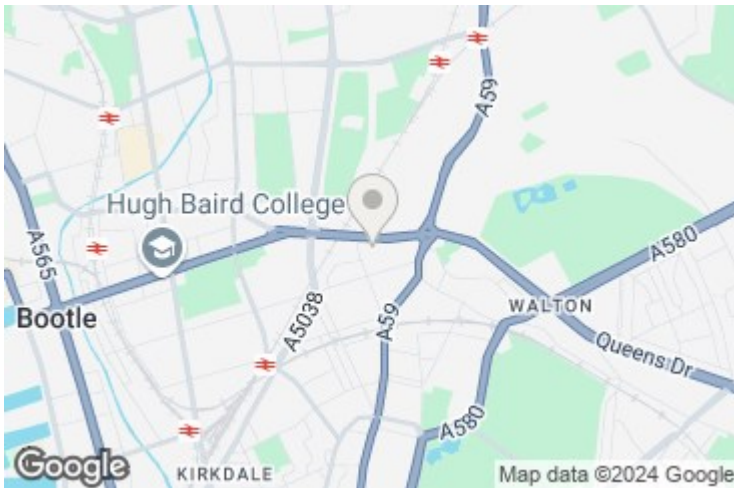
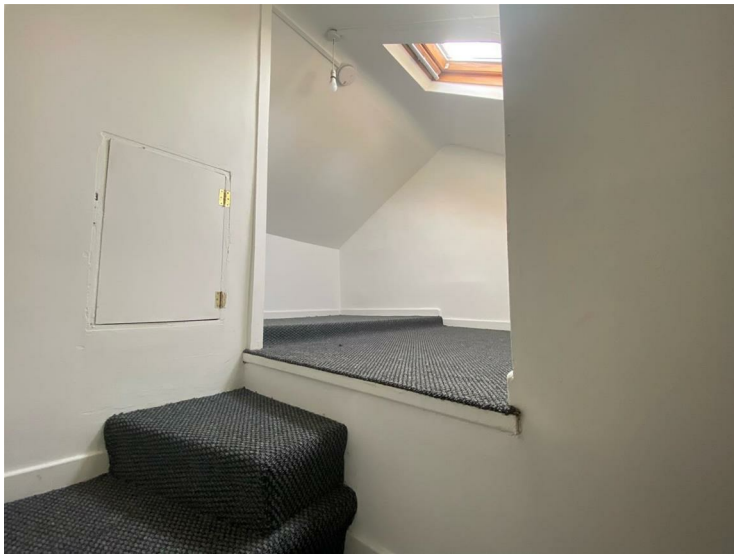


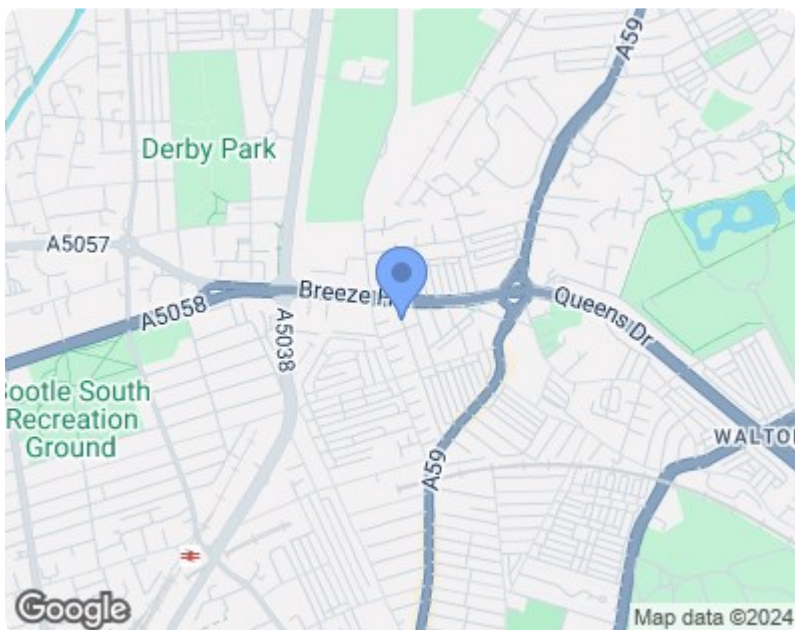


Bedroom 3



Bedroom 4





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	