



## 7a, 9, 9a Marbury Road, Liverpool, Merseyside L32 0UE

**£385,500**

£££ INVESTMENT PORTFOLIO £££

J&D Estates are delighted to offer a 3 X 3 bedroom townhouse properties arranged over 2 floors, family bathroom, large through lounge to dining area and modern kitchens.

The properties benefit from a driveway offering off road parking and spacious rear gardens.

Ideally positioned this properties reside within close proximity to a host of local amenities and independent retailers, whilst also enjoying superb transport and commuter links direct to Liverpool City Centre. With highly regarded nearby primary and secondary schools, this well-rounded area exceeds expectations for today's modern family living requirements.

Located moments away from Kirkby Industrial, with the new Amazon site offering over 30,000 jobs in the area has helped change the local economy and market - making these properties the perfect location and size for short term professional lets, with the potential to triple rental returns.

Currently achieving £7800 per annum giving guaranteed 6.7% return, with a potential for upto 7.5% returns under current market projections.



### Entrance Hall



Karndean flooring and neutral decor

### Dining area



Neutral decor and radiator with a set of stylish French doors opening out on to the patio area

### Living room



Karndean flooring neutral decor with at urge wall and radiator

### External



Garden laid to lawn with a flagged patio area

### Kitchen



Fully fitted kitchen with built in oven hob and extractor fan

### Bedroom 1

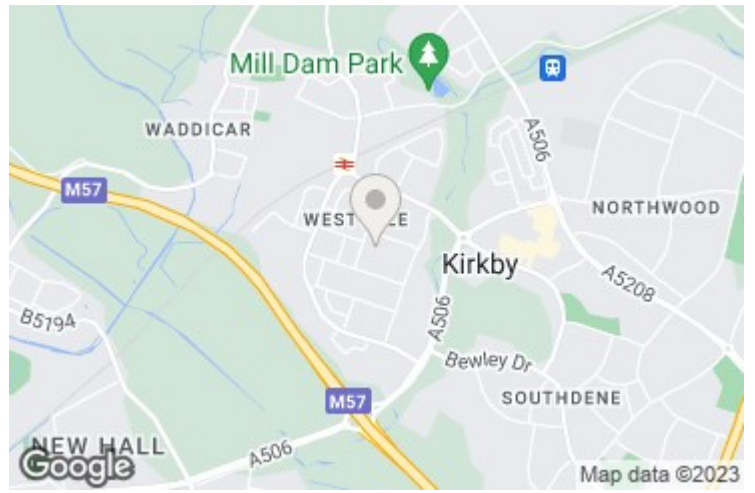


Double room with a front aspect of the property with carpets and neutral paintwork and radiator

## Bedroom2



Another double bedroom but with a rear aspect of the property with carpets and neutral decor and radiator



## Bedroom 3



Single bedroom with carpets and neutral decor and radiator with a front aspect

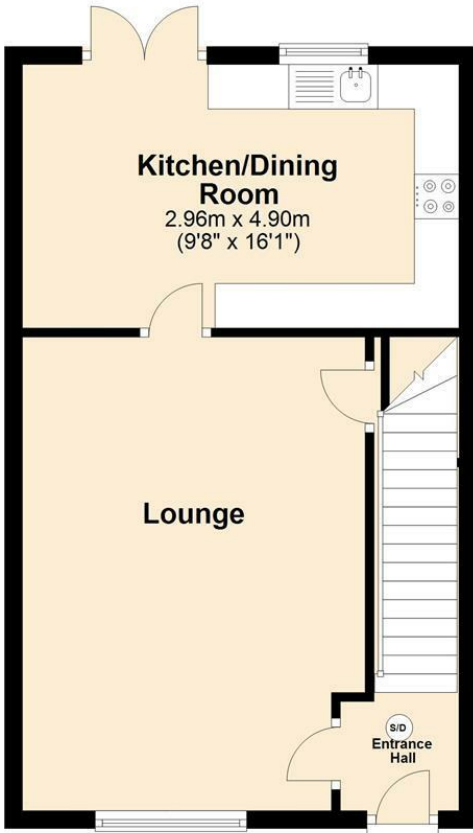
## Bathroom



Family bathroom with tiled splashback and floors, with shower over bath basin and w.c.

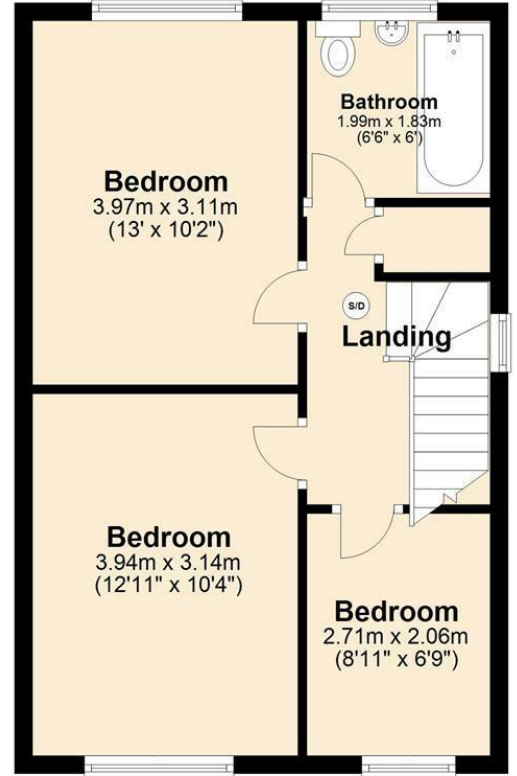
### Ground Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



### First Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



**Total area: approx. 77.9 sq. metres (839.0 sq. feet)**

AEA (Aughton energy Assessors) provide this Floor Plan as a guide to the overall dimensions of the property. Dimensions are approximate and do not pertain to be absolutely accurate but are provided as a guide only.  
Plan produced using PlanUp.



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	