



185 Boaler Street, Liverpool, Merseyside L6 9DH

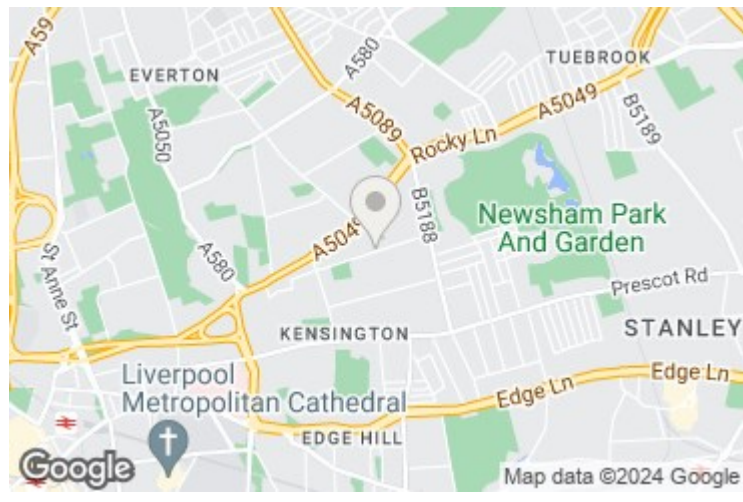
Offers in the region of £128,000

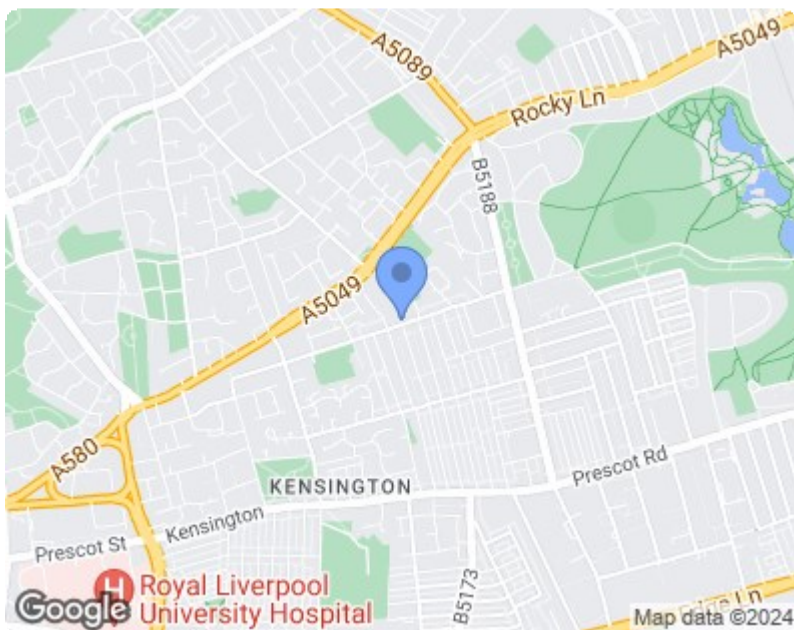
Welcome to this charming property located on Boaler Street in the vibrant city of Liverpool. This end terrace house boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

Situated in a prime location, this property offers easy access to local amenities, making daily errands a breeze.

For those looking for an investment opportunity, this property comes with a tenant already in situ, providing a ready-made rental income. The rental yield potential of this property makes it an attractive option for investors looking to expand their portfolio.

Don't miss out on the chance to own this fantastic property in Liverpool. With its convenient location, spacious interior, and investment potential, this house on Boaler Street could be the perfect place to add to your investment portfolio.





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	