



Auburn Road, Tuebrook, Liverpool, L13 8BJ

- Three Bedroom Mid Terrace Property
- Popular Location - Ideal for First Time Buyers!
- Through Lounge & Diner
- Generously Sized Bedrooms & Shower Room
- Available for Sale with No Onward Chain
- Exceptionally Well Presented Throughout
- Modern Fitted Kitchen
- Enclosed Yard to the Rear Elevation



£130,000
Freehold

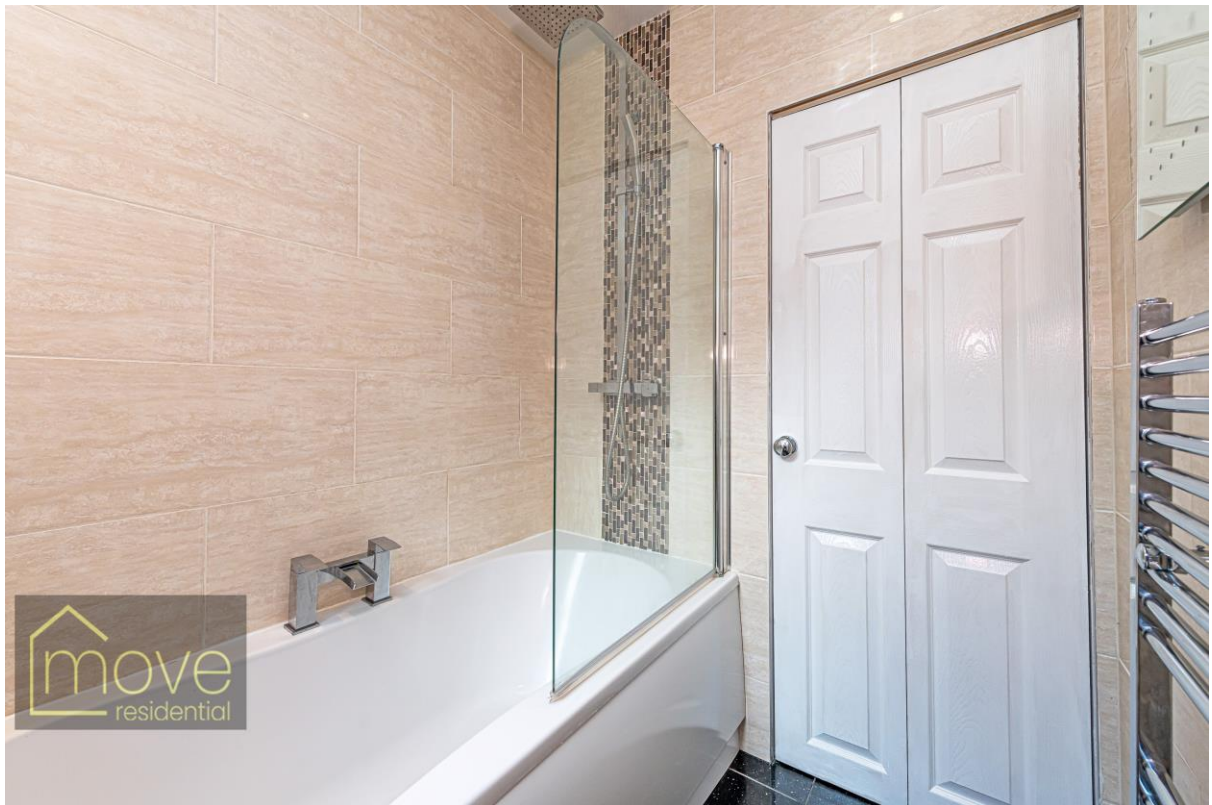












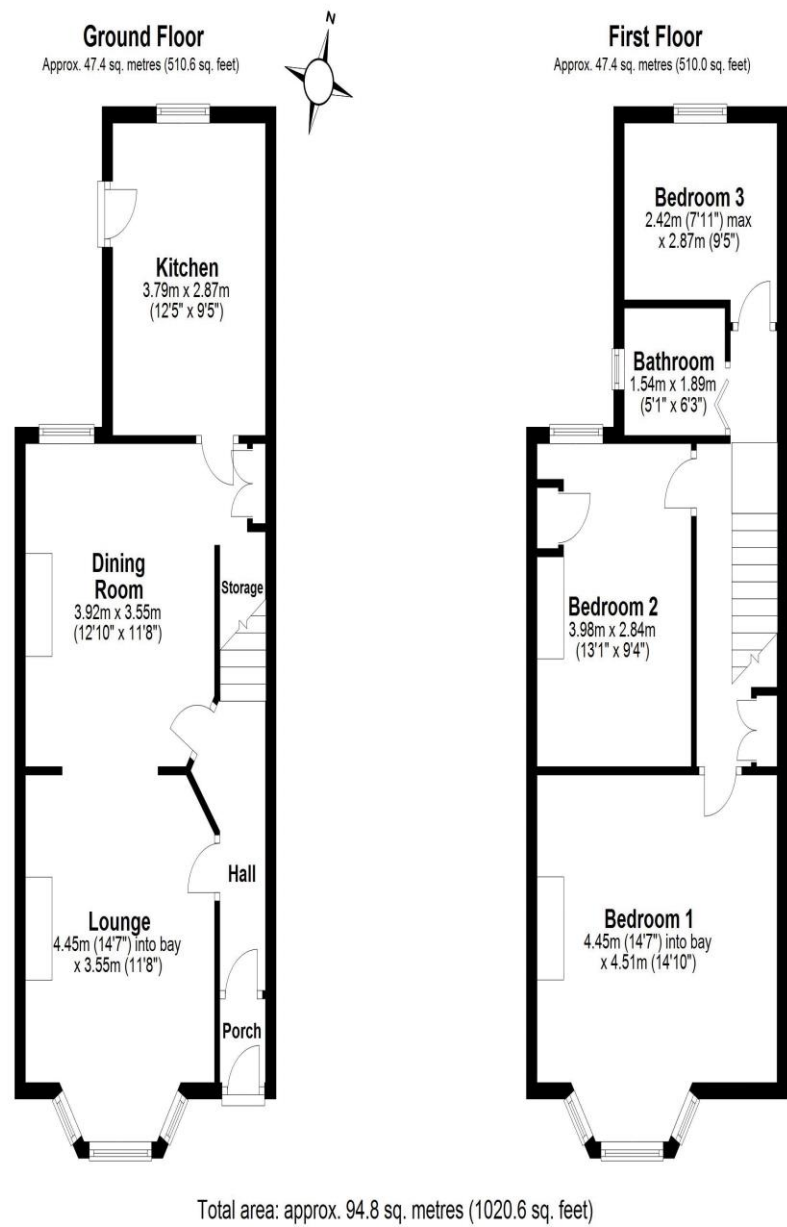
Description

Available for sale with no onward chain is this exceptionally well presented and maintained three bedroom mid terrace property on Auburn Road in Tuebrook, L13. In brief, the property comprises; a welcoming entrance hallway, a bright and spacious bay fronted through family lounge and diner with quality wooden flooring and two stunning feature fireplaces, a modern fitted shaker style kitchen complete with fittings for appliances and ample work surface space, two generously sized double bedrooms, a well proportioned single bedroom and a contemporary style, fully tiled three piece family bathroom suite. Externally, to the rear of the property, there is a delightful enclosed courtyard - perfect for alfresco dining during the warmer months. Further benefits to the property include double glazing and gas central heating throughout.

Location

Tuebrook is always popular with investors who see the potential in the area's on going regeneration and identify that its proximity to the City, both Universities and the Royal Liverpool Hospital make it ideal for the rental market. First time buyers can also benefit from the more affordable nature of the property here and enjoy having the City Centre so close to hand. Property is primarily traditional Victorian terraced housing but with some notable Georgian properties and impressive Villas closer to town and around Fairfield. Prices, even for the larger properties, compare very favourably with the rest of the City, making for good prospects for a sound rental return and giving first time buyers more house for their money. Full of contrasts and surprises, the area includes the Grade II listed, 121 acre Newsham Park which is surrounded by fine architecture - largely on Prospect Vale and Fairfield Crescent - and is a designated conservation area. Shops are many and varied along Kensington and West Derby Road, with larger, national chain stores located on Prescott Road and at Edge Lane Retail Park, which also has restaurants and a multiplex cinema. Frequent train services to Manchester and into Liverpool run from Edge Hill Station, buses are regular and Edge Lane/Drive takes drivers straight on to the start of the M62.

Floor Plan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.