



## Wendell Street, Toxteth, Liverpool, L8 0RG

- Two Bedroom Mid Terrace Property
- Two Generously Sized Bedrooms
- Great Investment Opportunity
- Double Glazing & Gas Central Heating
- Inviting Lounge & Modern Kitchen
- Three Piece Family Bathroom Suite
- Popular Location - Close to Amenities
- Well Presented Throughout



£98,000





## Description

Move Residential are pleased to offer this well appointed two bedroom mid terrace property located on Wendell Street in Toxteth, L8. The property is currently rented out at £550pcm and would be an ideal purchase for a buy to let investor looking to expand their portfolio. In brief, the property comprises; a reception room, a substantial modern kitchen, two double bedrooms and a family bathroom suite. Further benefits include double glazing and gas central heating throughout.

## Location

Enjoying the L8 postcode, the property boasts easy access to the popular Liverpool 1 shopping centre, the world heritage site of The Albert Docks and further amenities brought to you by the city of Liverpool. Tourist attractions including the city's cathedrals are close by, as are supermarkets, churches and schools and restaurants, bars, cafes and cinemas are all a stroll away. Just five minutes to both the Birkenhead and Wallasey tunnels, a short drive to the M62, M57 and M58 motorways and a handful of train links close by, the property sits in an ideal location for any commuter or city worker.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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.