



July Road, Tuebrook, L6 4BS

- Two Bedroom Mid Terrace Property
- Bursting with Potential Throughout
- Two Generous Double Bedrooms
- Enclosed Yard to the Rear of Property
- Located in Popular Area of Tuebrook
- Two Reception Rooms and Kitchen
- Three-Piece Family Bathroom Suite
- Ideal for Investors or First Time Buyers



£90,000







Description

Located on July Road, in the popular residential area of Tuebrook, L6, is this promising two bedroom mid terrace home, brought to the sales market by appointed agents Move Residential. Currently in use as a rental property, this will have equal appeal to investors as well as first time buyers looking to get on the property ladder, boasting generous living proportions throughout which are bursting with potential. Upon entering the property, you are immediately greeted by a bright and spacious front lounge featuring an eye-catching fireplace, following onto a second reception room, presenting the ideal space for enjoying mealtimes, and completing the ground floor is a fitted kitchen. To the first floor, there are two generously sized double bedrooms along with a three-piece family bathroom suite. The property further benefits from a yard to the rear, providing the perfect spot for enjoying the sun in the warmer months. With some works required, this is an opportunity not to be missed for those who are looking to put their own stamp on a home.

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.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

Awaiting Image.

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.