



## Fairburn Road, Tuebrook, L13 8BR

- Brilliant Three Bedroom Terrace Property
- Recently Refurbished to a High Standard
- Two Double Bedrooms & Single Room
- Well-Maintained Enclosed Rear Yard
- Located in Residential Area of Tuebrook
- Entrance Hall, Lounge & Kitchen Diner
- Deluxe Three-Piece Family Bathroom
- Ideal for Investors & First Time Buyers



£130,000



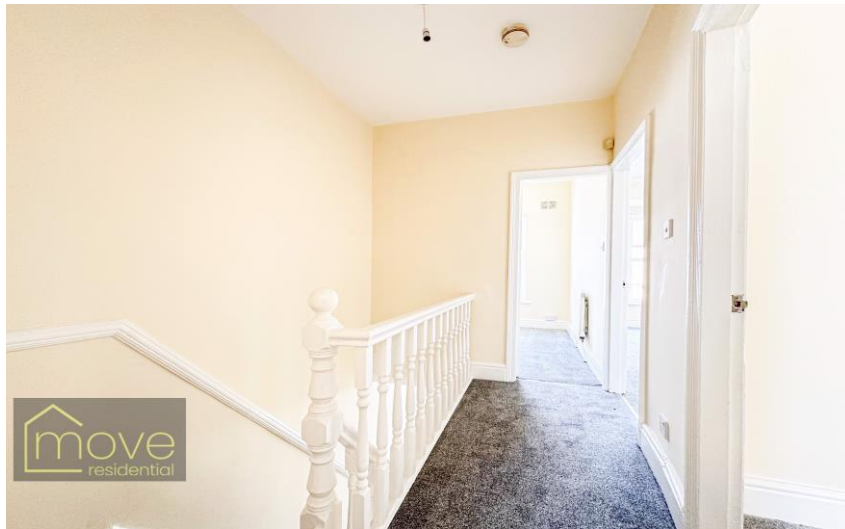














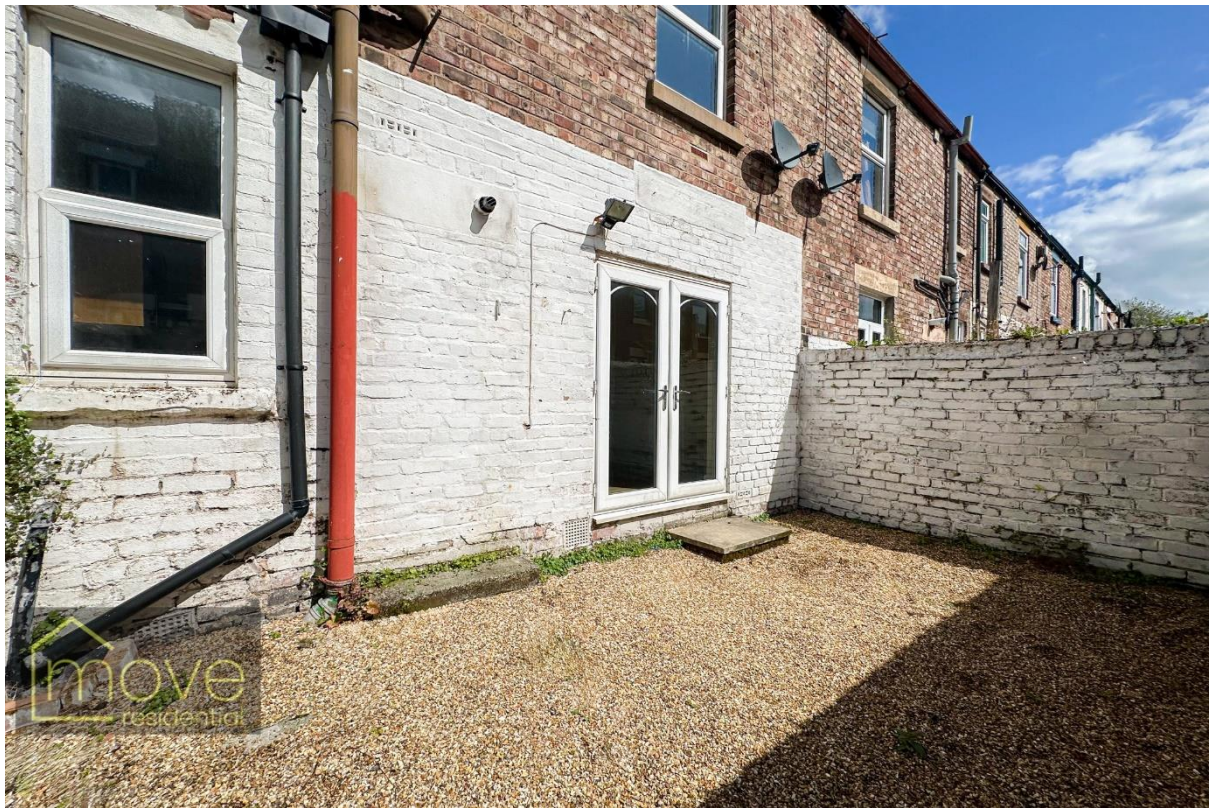














## **Description**

This brilliant three bedroom terrace home, located on Fairburn Road in the popular residential area of Tuebrook, L13, presents an opportunity not to be missed for both investors and first time buyers looking to get on the property ladder. The property boasts a charming frontage and has been recently refurbished throughout, offering spacious living proportions finished to a high standard, perfect for those searching for a home that is ready to move into right away with no work needed. An inviting entrance hall greets you into the property, featuring an attractive wood style flooring which can be found throughout the ground floor, and leads into a spacious through lounge. The lounge has been finished in a tasteful neutral décor which showcases the ornate ceiling detailing, and a walk-in bay window bathes the space in natural light, presenting a welcoming setting to relax and unwind. This is followed by a modern open plan kitchen diner complete with a range of fitted base and wall units, plentiful surface space and a breakfast bar, ideal for more casual dining. There is a ample room to accommodate a dining table ideally positioned in front of the french doors which provide views and access out to the rear yard, flooding the space with daylight. Ascending to the first floor, you will find two generously sized double bedrooms along with a well-proportioned single bedroom, all well-presented featuring plush carpeting throughout, with the master bedroom further enjoying a bay window. Completing the interior of the property is a deluxe three-piece family bathroom suite, boasting contemporary tiling to the walls and floor. Externally, this home further benefits from a well-maintained enclosed rear yard which provides an ideal spot for enjoying al-fresco dining in the summer months.

## **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 Prescot 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**

Awaiting Image.

## **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.