



Wykeham Street, Walton, Liverpool, L4 1QY

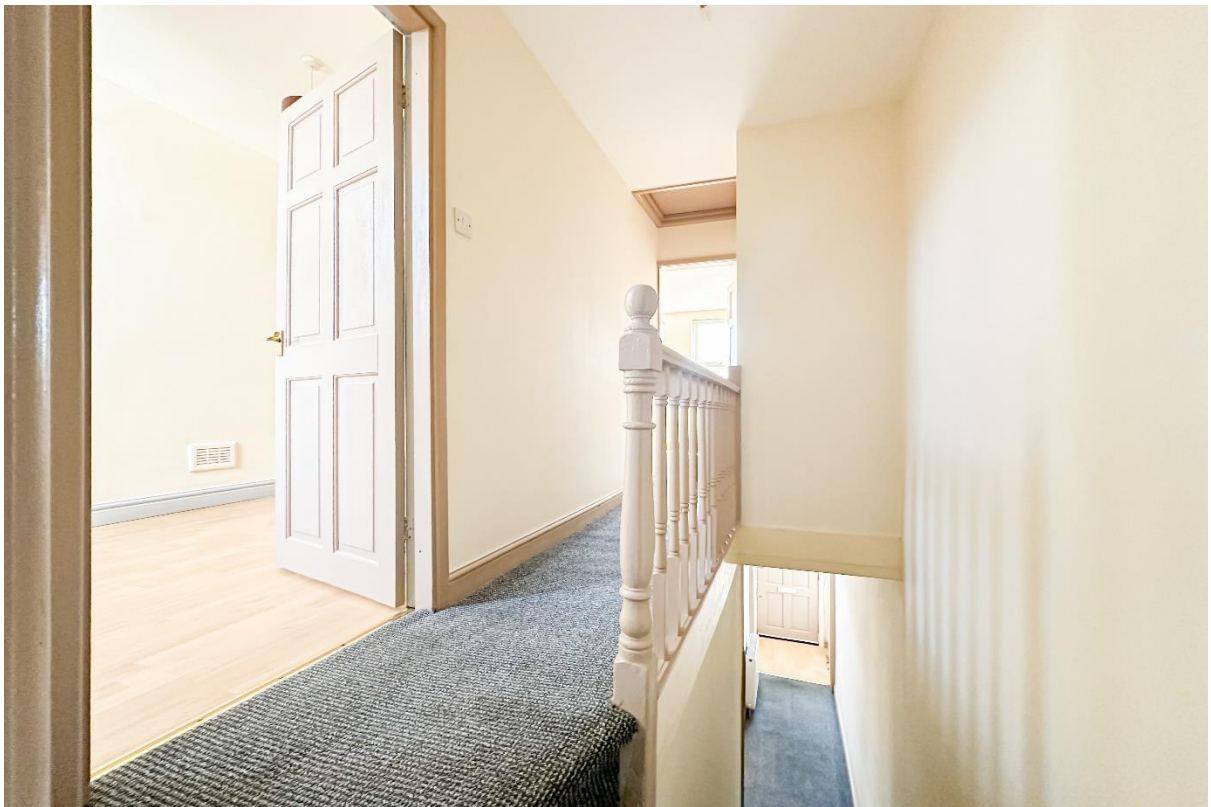
- Brilliant Two Bedroom Mid Terrace Home
- Available For Sale With No Onward Chain
- Fantastic for First Time Buyers & Investors
- Two Well-Proportioned Double Bedrooms
- Located in the Residential Area of Walton
- Generous & Well-Maintained Throughout
- Hallway, Two Reception Rooms & Kitchen
- Three-Piece Bathroom Suite & Rear Yard



Offers Over £80,000













Description

Move Residential are delighted to present to the sales market this brilliant two bedroom mid terrace property located on Wykeham Street in the popular residential area of Walton, L4. Offering generous and well-maintained living proportions throughout, this property is certain to have equal appeal to both investors and first time buyers. Following through the entrance hall, you are led into the first of two spacious and well-presented reception rooms. The front lounge enjoys a walk-in bay window, bathing the room in natural light, and both rooms have been finished in a neutral décor featuring a wood style flooring. Following this is a fitted kitchen complete with a range of base and wall units and plentiful surface space. Continuing to the first floor you will find two bright and well-proportioned double bedrooms, with the master room occupying the full width of the property, along with a substantial three-piece family bathroom suite. Externally, the property enjoys a well-maintained enclosed yard to the rear, which provides the ideal spot for enjoying the sun in the warmer months, and further benefits include a newly installed boiler with a five-year guarantee, as of 2023. Available for sale with no onward chain, this property presents an opportunity not to be missed for those looking to get on the property ladder, or those wanting to expand their portfolio.

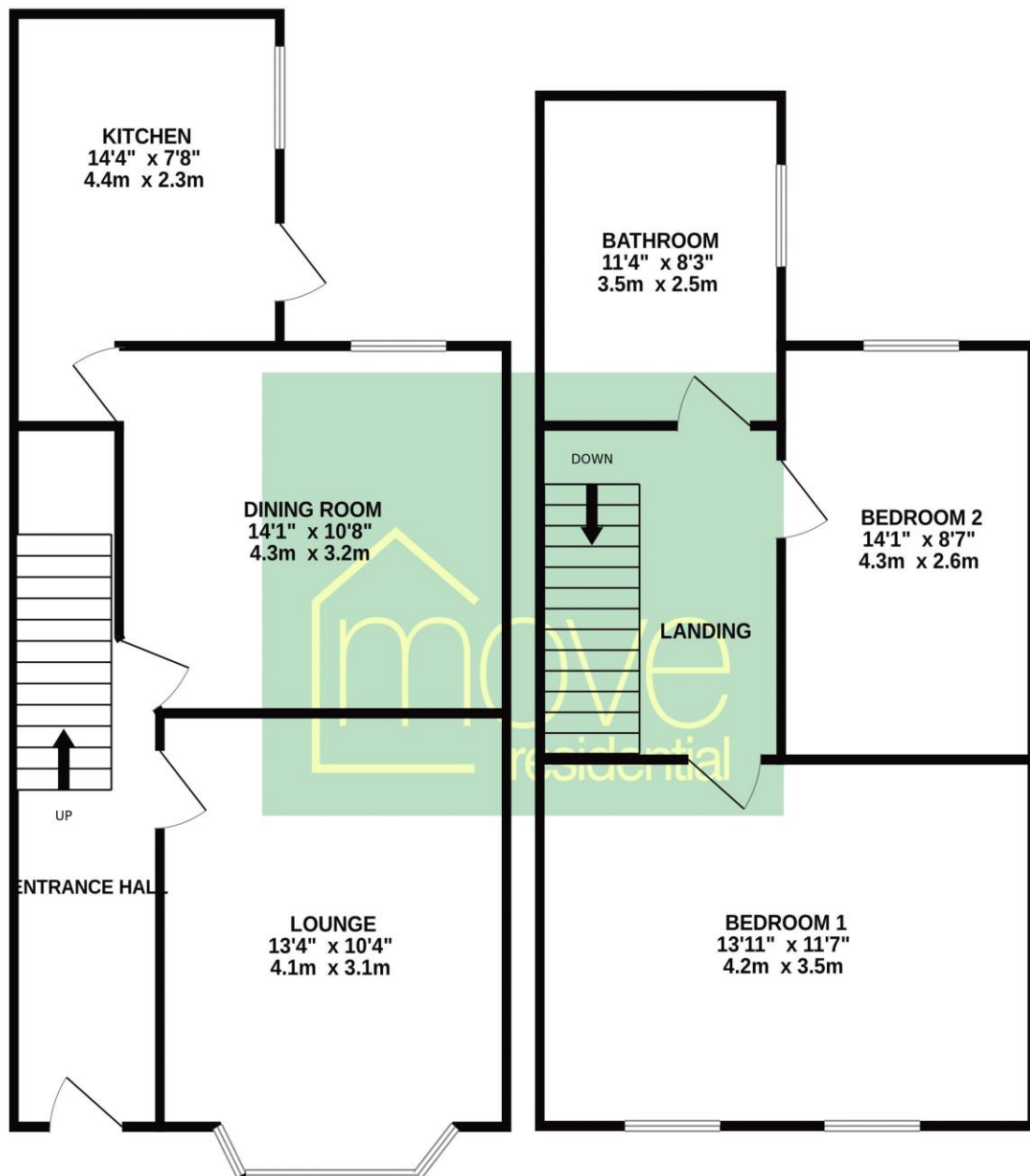
Location

Walton is popular with investors, due to on going demand for rental property and long term regeneration prospects, and first time buyers who can find affordable housing within easy reach of the City Centre. Property is mainly traditional terraced housing, with some more modern apartment developments. Near to both the Liverpool FC and Everton FC stadiums, which are less than a mile apart, it's a mecca for football fans worldwide, and alive with atmosphere on match days. Yet Stanley Park, which is located between the two grounds, is 111 acres of Grade II listed grand Victorian Park, complete with lakes, pavilions and a rose garden, and offers a total contrast. Similarly Everton Park was created in the 1980s and provides views over the City, as well as a Lifestyles Fitness Centre. Local buses are frequent, train connections can be made at Bank Hall and Kirkdale Stations in L4 and Sandhills In L5, and the M57 is within easy reach for car journeys out of Liverpool.

Floor Plan

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 61 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.