



## Cullen Street, Toxteth, Liverpool, L8 0QZ

- Brilliant Two Bedroom Terrace Property
- Ideal For Investors & First Time Buyers
- Vestibule & Welcoming Reception Room
- Two Generously Proportioned Bedrooms
- Located In Residential Area Of Toxteth
- Spacious & Well-Maintained Throughout
- Fitted Kitchen & Ground Floor Bathroom
- Low-Maintenance Enclosed Yard To Rear



£100,000













## Description

Presenting an opportunity not to be missed for investors or first time buyers is this brilliant two bedroom mid terrace home, located on Cullen Street in the popular residential area of Toxteth, L8. Offering generous and well-maintained living proportions throughout, this promises to make a fantastic purchase for those looking to expand their portfolio or take their first step on the property ladder. Following through the vestibule entrance, you are greeted by a bright and spacious reception room. Finished in a tasteful neutral décor featuring attractive wood style flooring and an eye-catching fireplace, this presents a welcoming space to relax and unwind. Following this is a modern kitchen complete with a range of fitted base and wall units and complementary worktops, and concluding the ground floor is a contemporary style three-piece family bathroom suite. To the first floor you will find the sleeping accommodation, consisting of two generously sized bedrooms, each receiving an abundance of natural light. Externally, the property further benefits from a low-maintenance enclosed yard to the rear.

## 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.

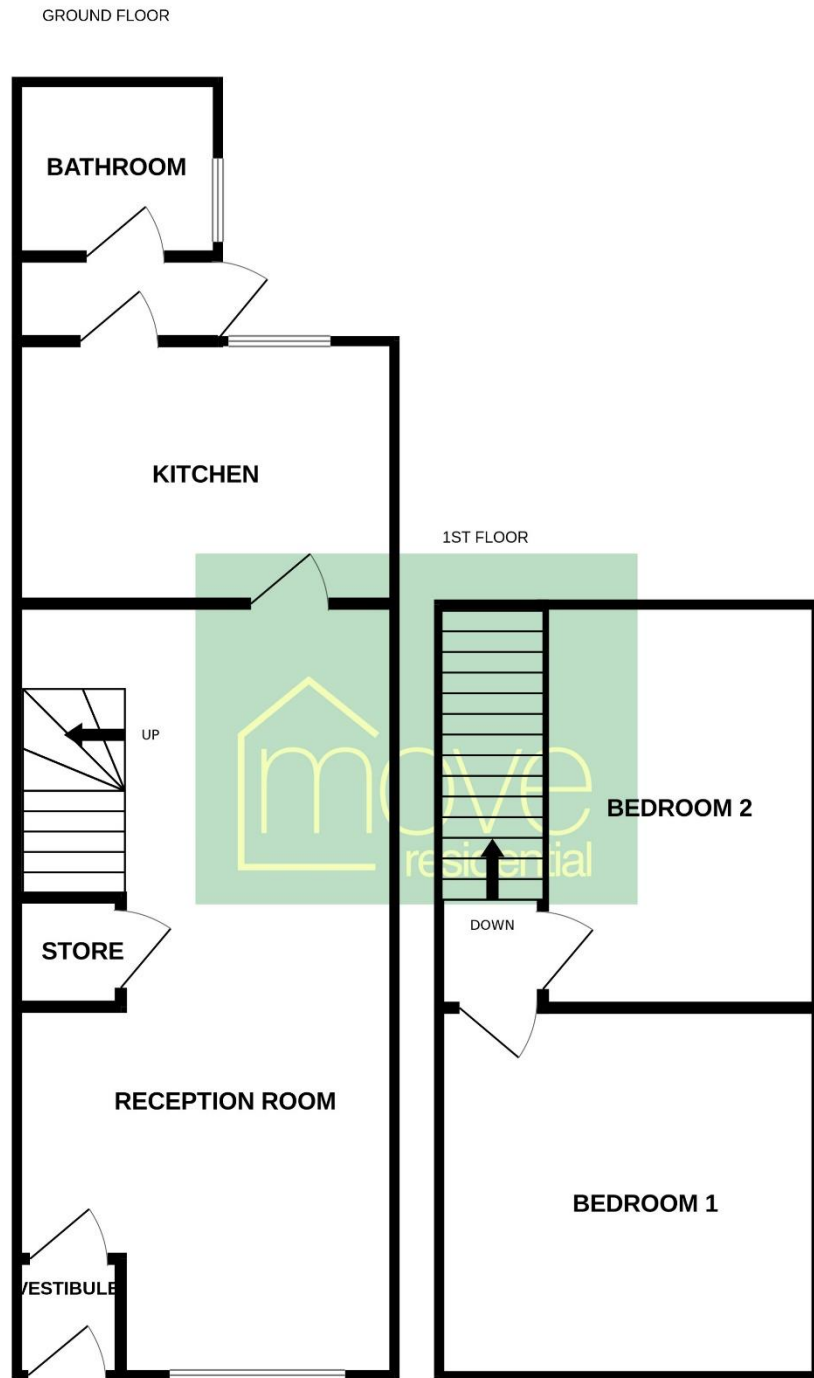
## EPC Summary

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 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.

## Floor Plan



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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