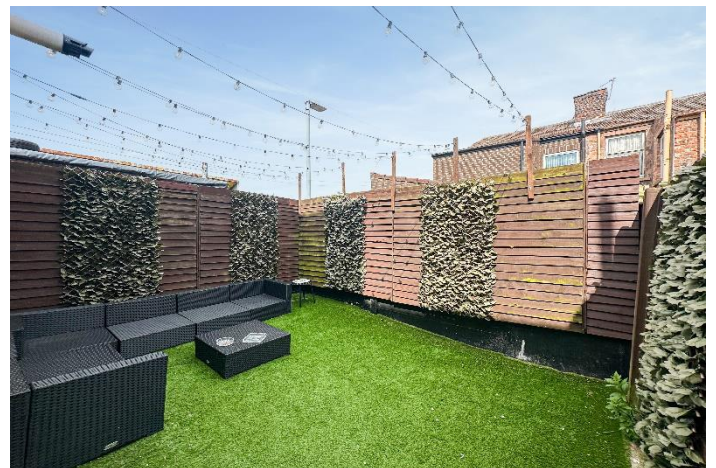




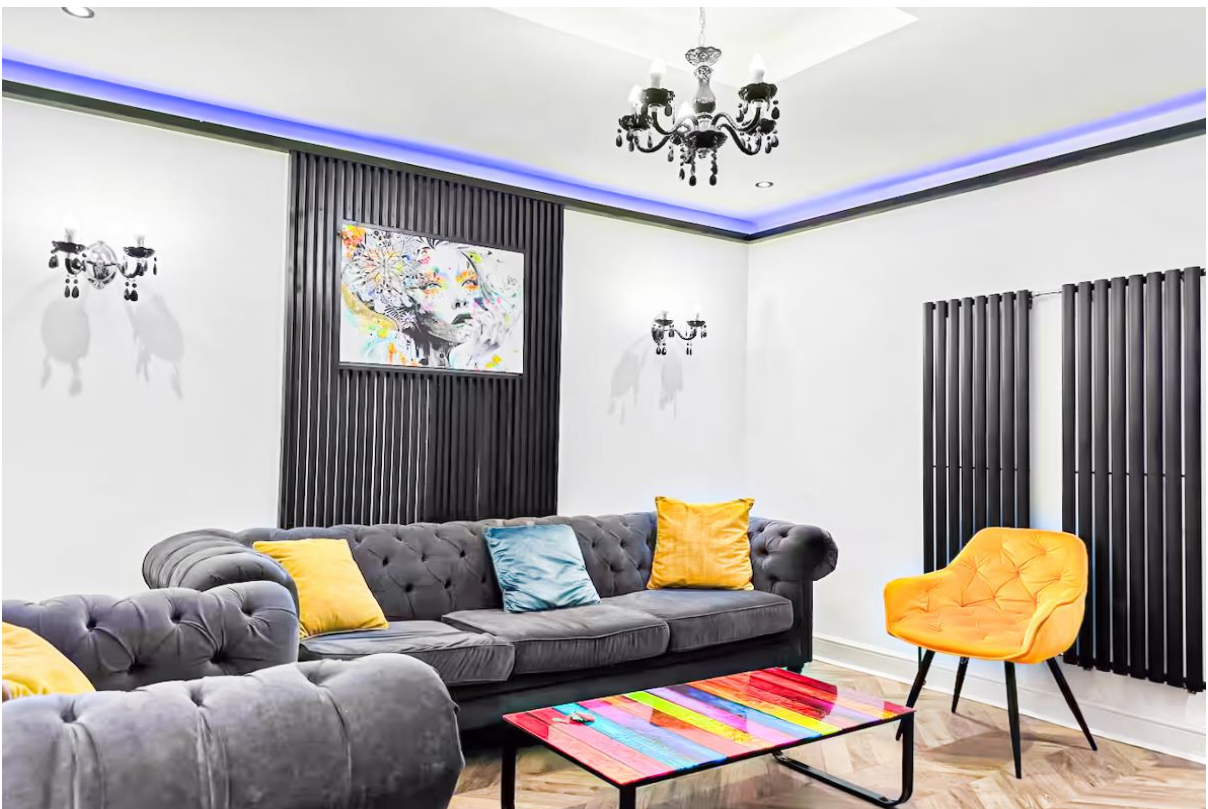
## Lampeter Road, Anfield, Liverpool, L6 0BU

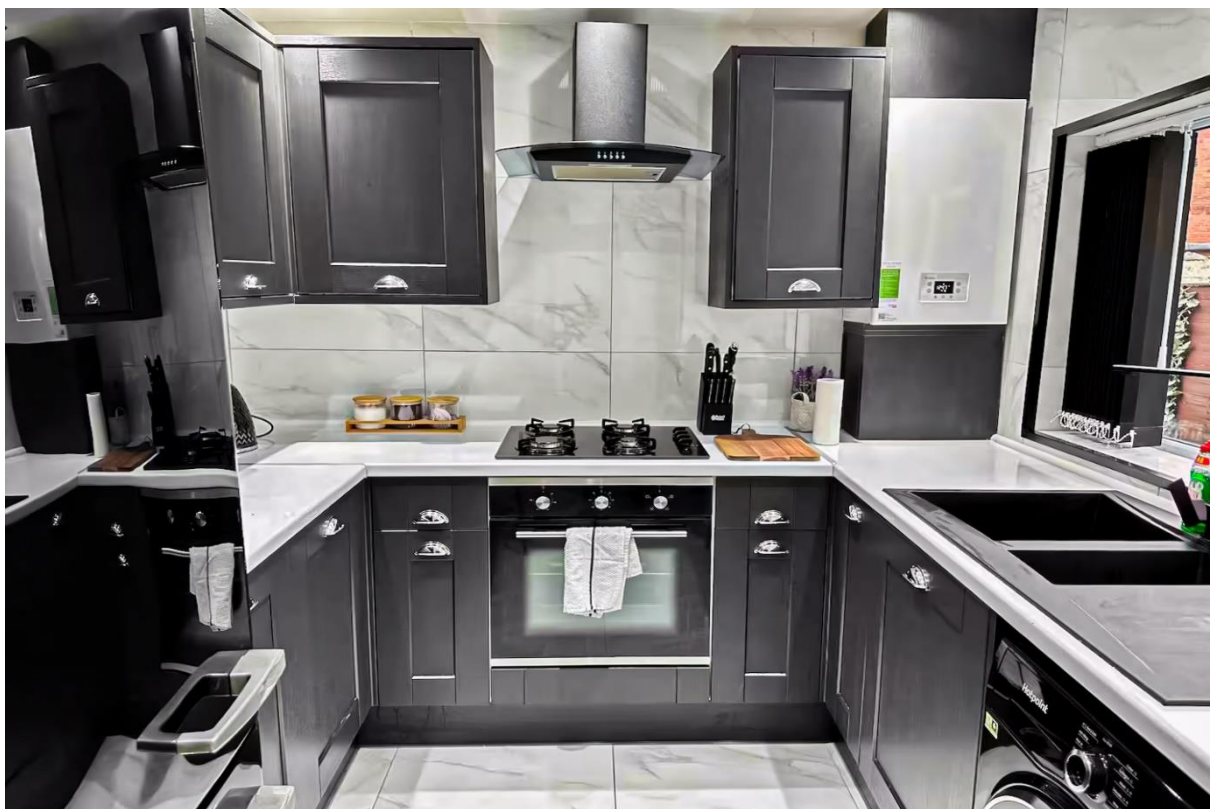
- Fantastic Four Bedroom End Terrace Home
- Investment Opportunity Not To Be Missed
- Reception Room & Stylish Fitted Kitchen
- Ensuite Shower Rooms To All Bedrooms
- Located In The Residential Area Of Anfield
- Hallway & Spacious Downstairs Bedroom
- Three More Generously Sized Bedrooms
- Also Offered For Sale As Part Of Portfolio



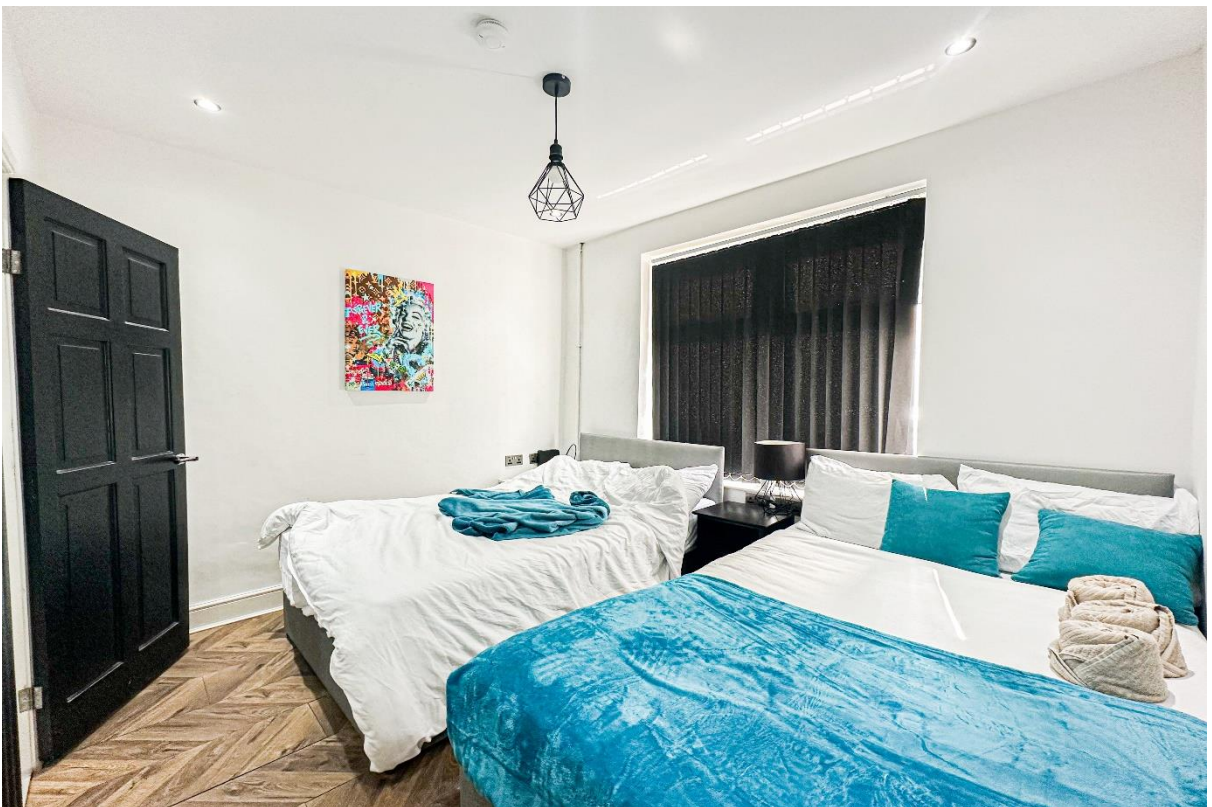
£190,000





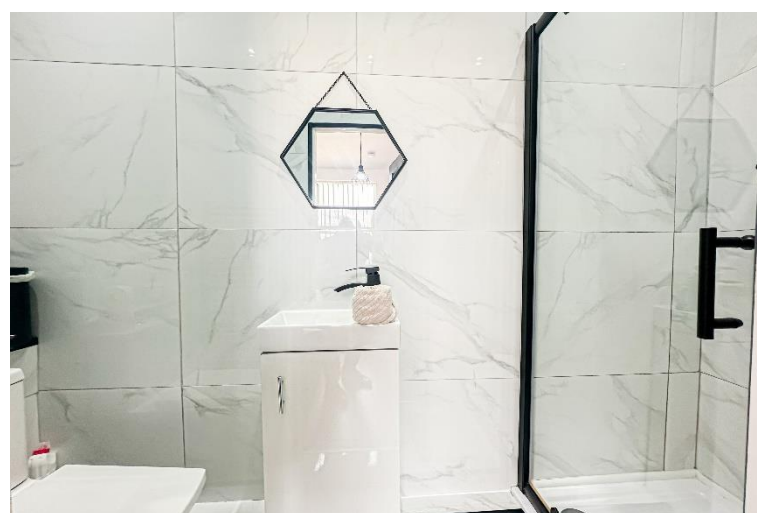
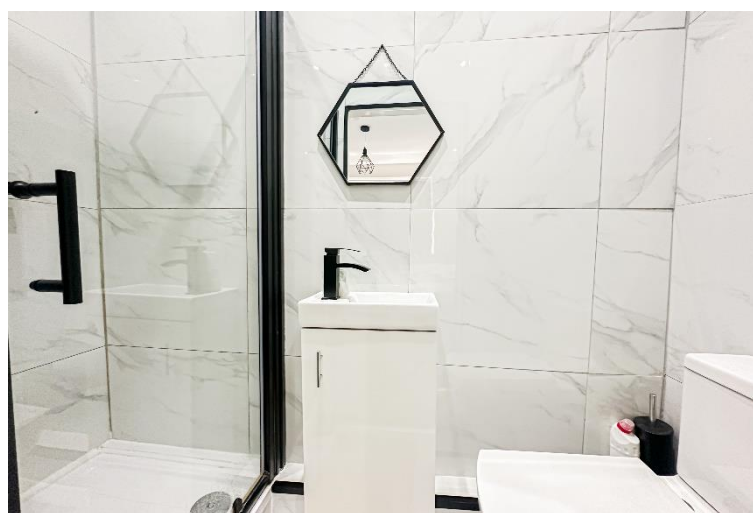
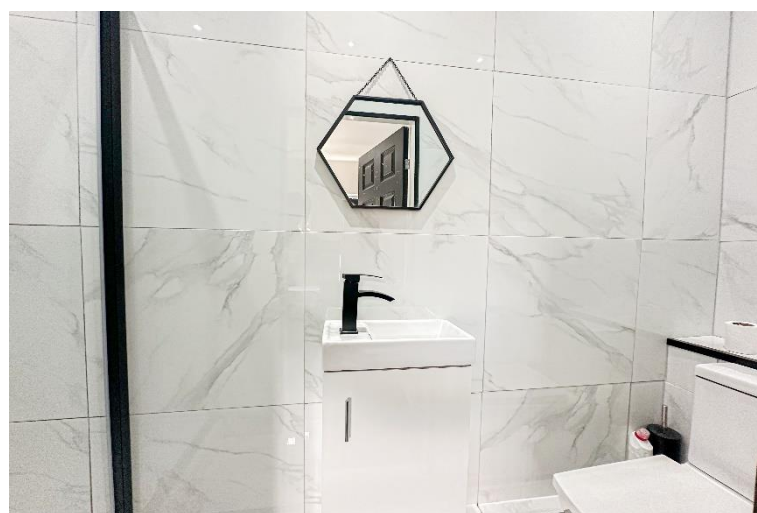














## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	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.

## **Description**

Guide Price £170,000-£190,000

Move Residential are delighted to present to the sales market this four bedroom end terrace property, located on Lampeter Road in the popular residential area of Anfield, L6. Currently in use as an Airbnb the property is achieving an annual income of £18,000 per annum, promising to make a fantastic investment opportunity. Modern and beautifully maintained throughout, the property comprises in brief of an entrance hall leading through to a bright and spacious lounge, which opens out into a fitted kitchen complete with stylish base and wall units and complementary worktops. Completing the ground floor is the first of four well-proportioned bedrooms, with the remaining three located to the first floor. The sleeping accommodation has been finished to an excellent standard and each bedroom enjoys the luxury of a deluxe ensuite shower room. Externally, the property further benefits from a delightful enclosed rear yard, complete with artificial grass.

The property is available both individually and as part of a portfolio - please ask the agent for further details.

## **Location**

Anfield, a popular locale, attracts both investors and first-time buyers due to high rental demand and promising regeneration prospects. The housing primarily consists of traditional terraced homes and newer apartment complexes. Situated less than a mile apart, Liverpool FC and Everton FC stadiums make Anfield a football mecca, bustling with energy on match days. However, beyond football, Anfield offers serenity in the form of Stanley Park, a vast Grade II listed Victorian Park with lakes, pavilions, and a rose garden. Everton Park, with its stunning city views and a fitness center, provides another delightful escape. Transportation is convenient, with frequent local buses, train connections at nearby stations, and easy access to the M57 for car journeys out of Liverpool.



## Floor Plan

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 947sq.ft. (88.0 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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