



## Newcombe Street, Anfield, Liverpool L6 5AN

- Delightful Four Bedroom Terrace Property
- Presenting An Opportunity For Investors
- Ground Floor Bedroom With An Ensuite
- Low-Maintenance Enclosed Yard To Rear
- Located In The Residential Area of Anfield
- Entrance Hall, Reception Room & Kitchen
- Three More Bedrooms & A Shower Room
- Available For Sale As Part Of A Portfolio



£160,000

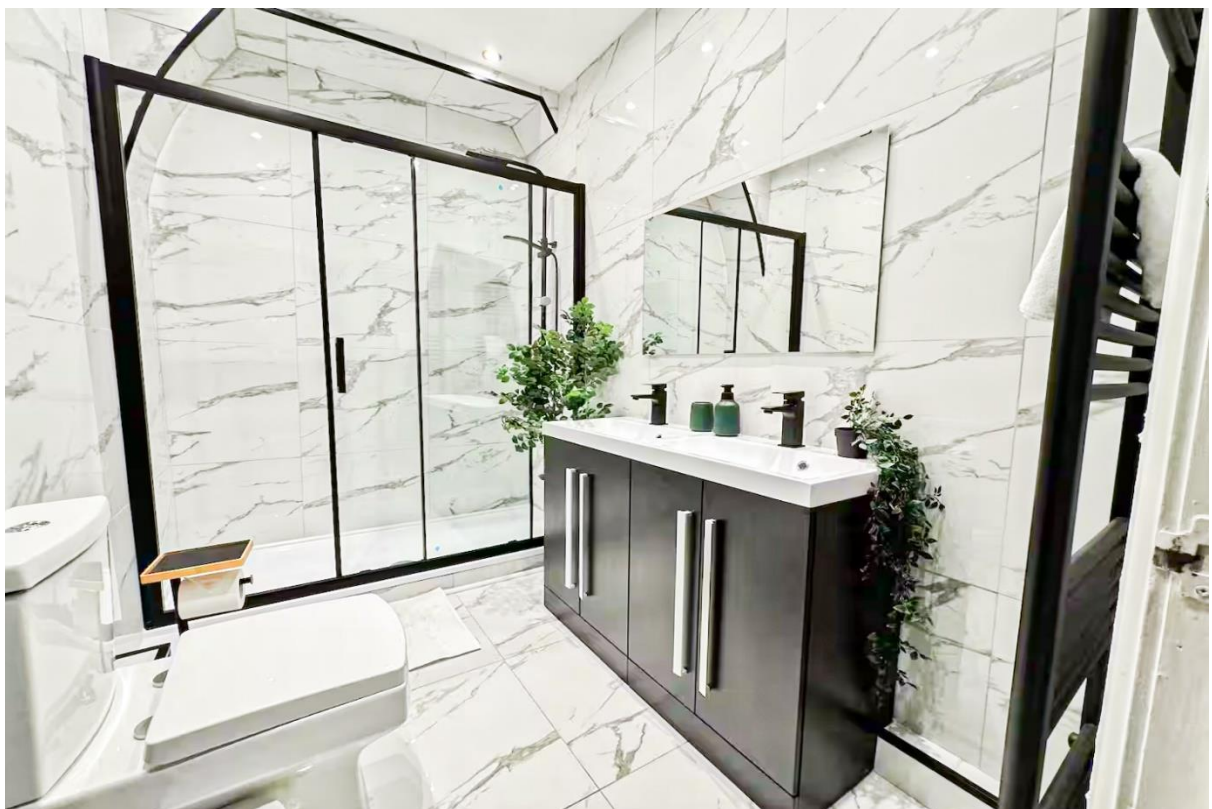














## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 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 £150,000-£160,000

Located on Newcombe Street in the popular residential area of Anfield, L6, is this delightful four bedroom mid terrace home, introduced to the sales market by appointed agents Move Residential. The property has been maintained to a high standard throughout and is certain to appeal to investors, currently achieving an annual income of £14,400 from Airbnb. An entrance hall greets you into the home leading through to a welcoming reception room which boasts a stylish décor, followed by a modern kitchen complete with a range of sleek fitted base and wall units and complementary worktops. A spacious bedroom completes the ground floor and enjoys the added luxury of a deluxe ensuite shower room. The remaining sleeping accommodation is located to the first floor, consisting of three substantial and beautifully presented bedrooms, accompanied by a contemporary style shower room. Externally, the property further benefits from an enclosed rear yard featuring artificial grass.

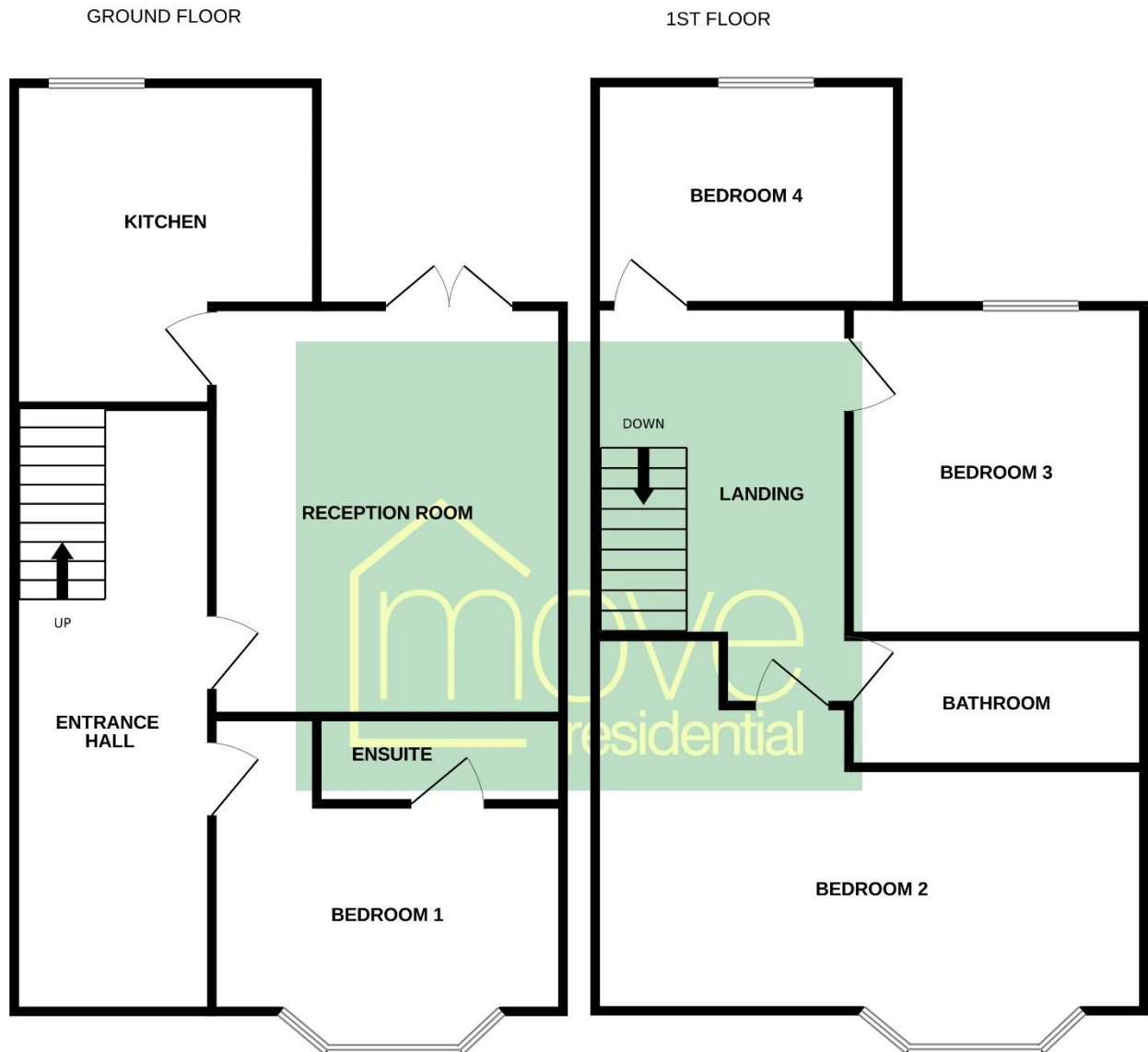
The property is available both individually and as part of a portfolio - please ask the agent for further details.

## **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



TOTAL FLOOR AREA : 990sq.ft. (92.0 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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