



## 18 Karonga Road, Liverpool, L10 9LW

### Offers Over £135,000

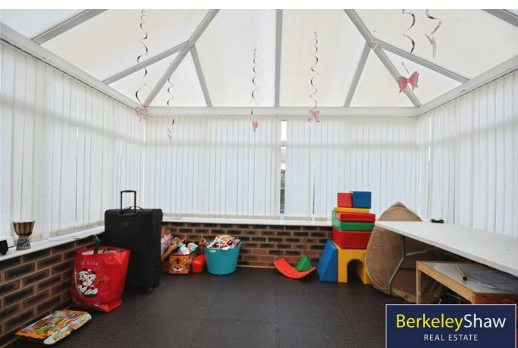
\*SOLD WITH A TENANT IN SITU - Rented at £775 PCM- 6.89% yield\*

This three-bedroom semi-detached house is offered for sale in an urban residential area of Liverpool, benefiting from parking and a garden. The property provides good scope for buyers looking for a home that needs modernising and the opportunity to update to their own specification.

The ground floor comprises a separate reception room to the front and a conservatory to the rear, providing additional living space. The kitchen enjoys natural light and leads onto the family bathroom. Upstairs, there are two double bedrooms and one single bedroom. The property has an EPC rating of D and falls within Council Tax Band A, which may appeal to budget-conscious buyers, particularly families.

The house is well placed for local amenities, with shops, everyday services and cafés available in the surrounding area of north Liverpool. There are local schools within the wider neighbourhood, making the location practical for families.

Public transport links are accessible, with nearby stations on the Merseyrail network providing services into Liverpool city centre in around 20–25 minutes, and to other destinations across the region. Local bus routes also connect to surrounding districts and key employment and retail areas.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	76
EU Directive 2002/91/EC		
England & Wales		

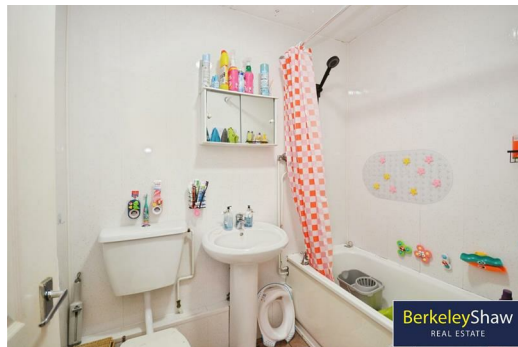
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



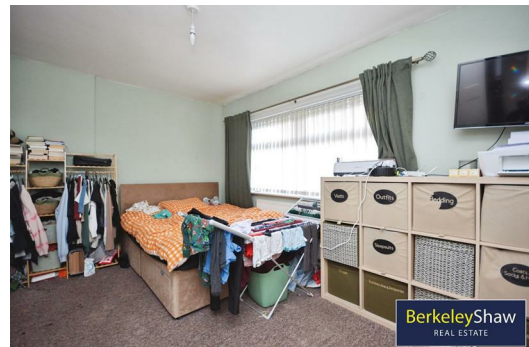
TOTAL FLOOR AREA - 868 sq. ft. (80.7 sq. m) approx.  
 While every attempt has been made to ensure the accuracy of the above information, the measurements of areas, volumes, capacity and any other items are approximate and not guaranteed. It shall be the sole responsibility of the purchaser to verify the accuracy of the information. The agent shall not be liable for any errors or omissions. The agent shall not be liable for any loss or damage, including consequential loss or damage, arising from the use of the information. The agent shall not be liable for any loss or damage, including consequential loss or damage, arising from the use of the information. The agent shall not be liable for any loss or damage, including consequential loss or damage, arising from the use of the information.



BerkeleyShaw  
REAL ESTATE



BerkeleyShaw  
REAL ESTATE



BerkeleyShaw  
REAL ESTATE



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

