



41 Hapsford Road, Liverpool, L21 6NP

Offers Over £120,000

This THREE BEDROOM semi detached home is READY TO MOVE INTO while also offering excellent potential to RENOVATE and ADD VALUE. Whether you are a FIRST TIME BUYER looking to settle in and update over time, or an INVESTOR seeking a strong rental opportunity in a popular area for tenants, this property presents a fantastic opportunity.

The accommodation briefly comprises an entrance porch leading into a spacious lounge, with a dining room open plan to the kitchen, creating an ideal space for everyday living and entertaining. There is also a convenient downstairs WC. To the first floor are two well proportioned double bedrooms, a further single bedroom, and a family bathroom complete with a full size bath and shower over.

The property currently benefits from electric heating; however, gas is now available on the estate and could be connected if desired, offering scope for future upgrading.

Externally, there is a LOW MAINTENANCE rear garden with a useful brick built store. Ample parking is available within the communal car parks located to the front, rear, and side of the property.

Situated in a POPULAR LOCATION, the home enjoys open views across parkland to the front, with local shops at the end of the road and a main bus route providing easy access to Liverpool city centre. A nearby train station further enhances the excellent transport links, making this an ideal choice for commuters.



Porch

Lounge

15'3" x 12'11" (4.67 x 3.94)

Kitchen/Dining Room

13'5" x 12'4" (4.10 x 3.78)

Downstairs WC

4'2" x 2'10" (1.29 x 0.88)

Landing

Bedroom 1

12'2" x 8'9" (3.73 x 2.67)

DOUBLE

Bedroom 2

11'8" x 8'9" (3.57 x 2.67)

DOUBLE

Bedroom 3

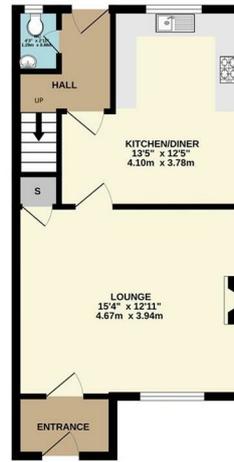
8'9" x 6'6" (2.67 x 2.0)

SINGLE

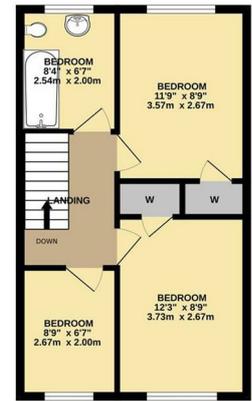
Bathroom

8'3" x 6'6" (2.54 x 2.0)

GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing information, measurements of floors or walls may vary and any other measurements are the responsibility of the purchaser. No liability is accepted for any errors, omissions or inaccuracies, whether in this plan or in any other documents, which may be issued or used in connection with the prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency for any period.
Plans will follow RICS.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	79
England & Wales	EU Directive 2002/91/EC	

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



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