



BerkeleyShaw
REAL ESTATE

31 Beaver Grove, Liverpool, L9 4RT

Offers Over £100,000

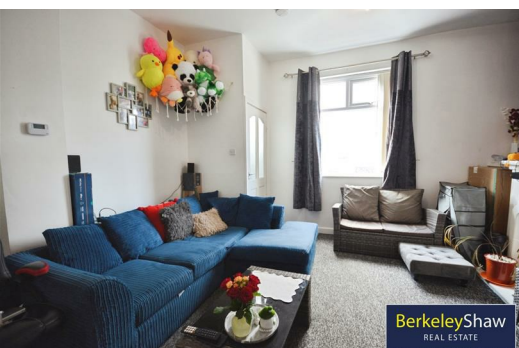
Berkeley Shaw Real Estate present a two-bedroom terraced property in a convenient urban area of Liverpool, offered with sitting tenants and therefore well suited to investors seeking an immediately income-producing asset. The tenants rental amount is £625 PCM producing a yield of 7.5%.

The ground floor comprises a reception room with large windows and a kitchen benefiting from natural light. There is also a ground floor shower room. Upstairs, the accommodation includes a master bedroom and an additional double bedroom. The property has an EPC rating of C and falls within Council Tax Band A.

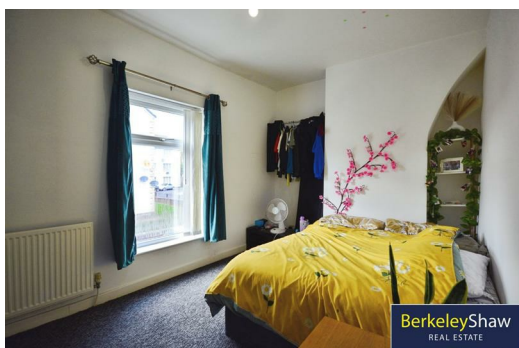
The property is located in the L9 area of Liverpool, within reach of a range of local amenities including shops, supermarkets and everyday services. Nearby Walton and Orrell Park provide additional facilities, while Liverpool city centre offers wider retail, leisure and cultural attractions.

Public transport connections are accessible via local bus routes linking into central Liverpool and surrounding districts. Orrell Park and Walton railway stations are within driving or bus distance, providing services into Liverpool Lime Street and other Merseyside destinations, giving onward connections across the North West.

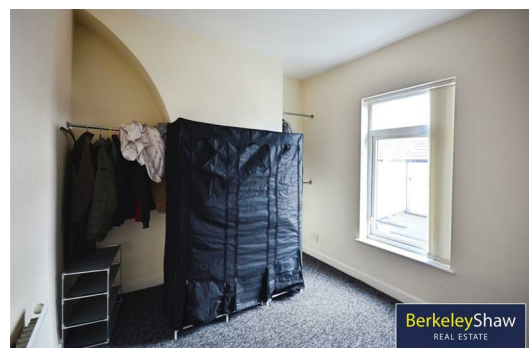
Green spaces such as Walton Hall Park and the wider network of local parks are accessible for outdoor recreation, walking and sports facilities. A selection of primary and secondary schools can be found in the surrounding



BerkeleyShaw
REAL ESTATE



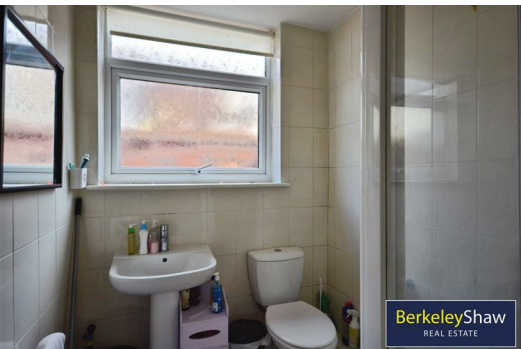
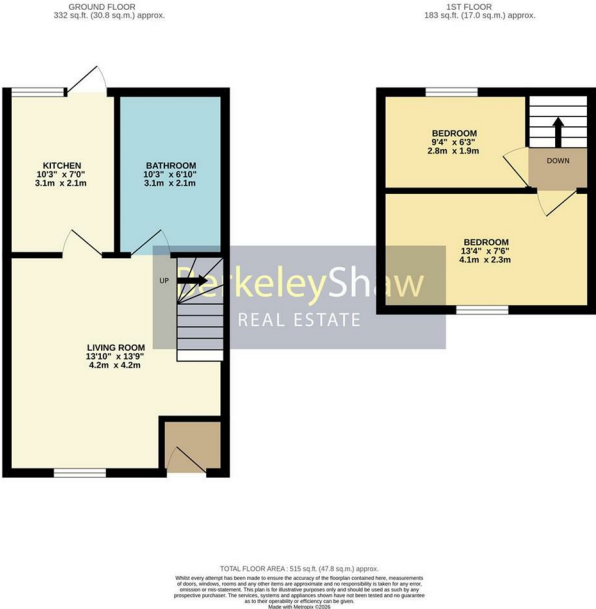
BerkeleyShaw
REAL ESTATE



BerkeleyShaw
REAL ESTATE

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		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales EU Directive 2002/91/EC		



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

