



Clifton Street,

Price £90,000



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Clifton Street, Liverpool

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Attention investment opportunity. Similar properties achieving between 550 and 600pcm. A potential yield of 6%. Tenants waiting. This property has many excellent things to offer, excellent spacious reception rooms, modern kitchen and bathroom plus two very good double bedrooms. All with 'No Onward Chain'. Looking for a first property that you can simply move straight in to? This could be it. Located within a popular residential area convenient for the amenities of Garston and Allerton along with bright accommodation which has been modernised and redecorated. The accommodation comprises :- Entrance hall, lounge with feature fire surround and living flame coal effect gas fire, open plan to a rear sitting room also with a feature fire surround and living flame gas fire and a lovely kitchen. To the first floor there are two good size bedrooms and an attractive modern bathroom. Externally there is a courtyard to the rear. Double glazing and a gas fired central heating system. EPC grade = D.

ENTRANCE HALL

0.89m x 3.53m (2'11" x 11'7")

Staircase providing access to first floor. Internal door providing access to :-

LOUNGE

3.34m x 2.96m (10'11" x 9'9")

Double glazed picture window to front. Feature fire surround with living flame coal effect gas fire. Wood effect flooring. Open plan to :-

SITTING ROOM

3.63m x 3.17m (11'11" x 10'5")

Feature fire surround with living flame coal effect gas fire. Wood effect flooring. Radiator. Double glazed window to rear. Under stairs storage cupboard.

KITCHEN

3.40m x 2.33m (11'2" x 7'8")

The modern kitchen is light and modern, with white high gloss wall and base units with light wood effect work surfaces. Integrated gas hob and electric oven with chimney extractor over. Stainless steel sink unit. Wall mounted central heating boiler within wall unit. Plumbed for washer and space for tall fridge freezer. Double glazed window to side. Door providing access to rear courtyard.

FIRST FLOOR LANDING

3.66m x 1.43m (12'0" x 4'8")

Stairs from hall provides access to first floor landing. Loft access.

BEDROOM 1

4.00m x 3.34m (13'2" x 10'11")

An excellent spacious double bedroom with twin double glazed windows to front. Radiator. Built in cupboard.

BEDROOM 2

2.44m x 3.63m (8'0" x 11'11")

A second double bedroom. Radiator. Double glazed window to rear.

BATHROOM

3.38m x 2.32m (11'1" x 7'8")

A modern bathroom complete with panel bath with twin grip, fitted shower unit and shower screen, pedestal wash hand basin, WC, built in airing/storage

cupboard, double glazed window, radiator.

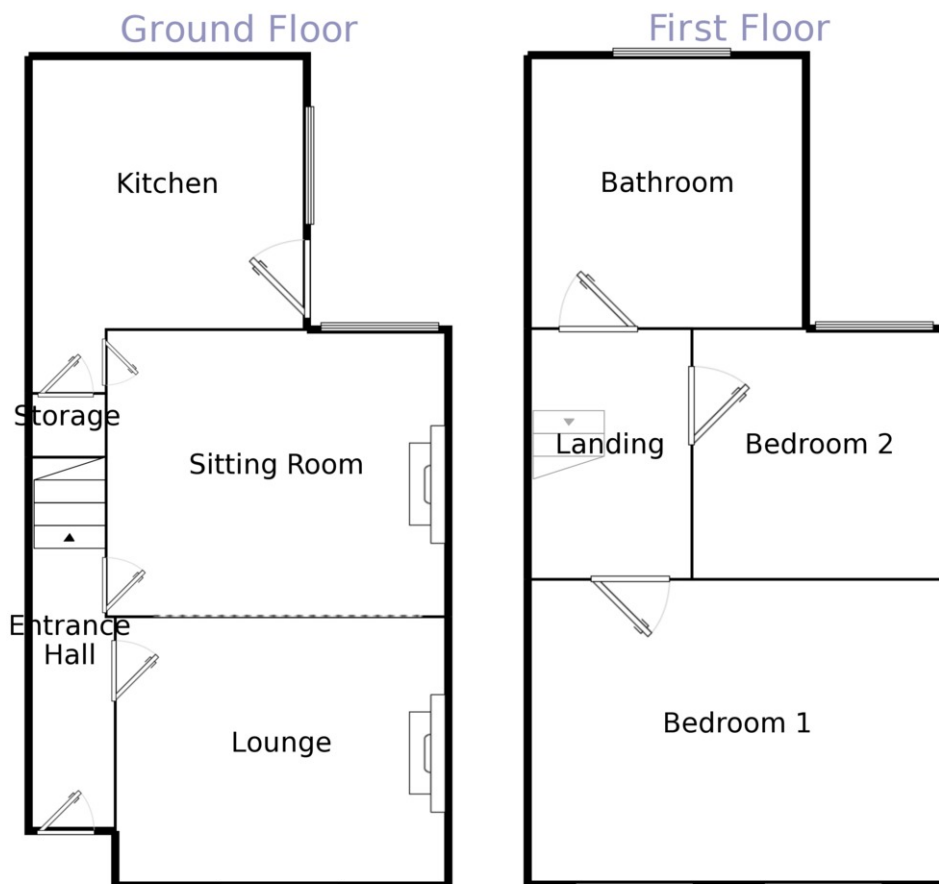
FLOORPLAN

COURTYARD

Enclosed rear courtyard.



For full EPC please contact the branch



Measurements are approximate. Not to scale. For illustrative purposes only.

