



Manorbier Crescent | | Liverpool | L9 1HG

Guide Price £150,000



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**** Attention Investors – Excellent Tenanted Investment Opportunity ****

Doran Kennedy are pleased to present to the sales market this beautifully presented three-bedroom semi-detached property, offered with a long-term sitting tenant, making it an ideal turnkey investment.

Situated in the popular Walton area of Liverpool, the property benefits from close proximity to local amenities, shops, reputable schools, and excellent transport links.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	74	
(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	

Council Tax Band **A**
EPC Rating **C**

Bedroom Hall	Bedroom Three
Lounge	Bathroom
Kitchen	Front and Side
Dining Room	Rear Garden
Conservatory	Doran Kennedy
Landing	
Master Bedroom	
Bedroom Two	

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