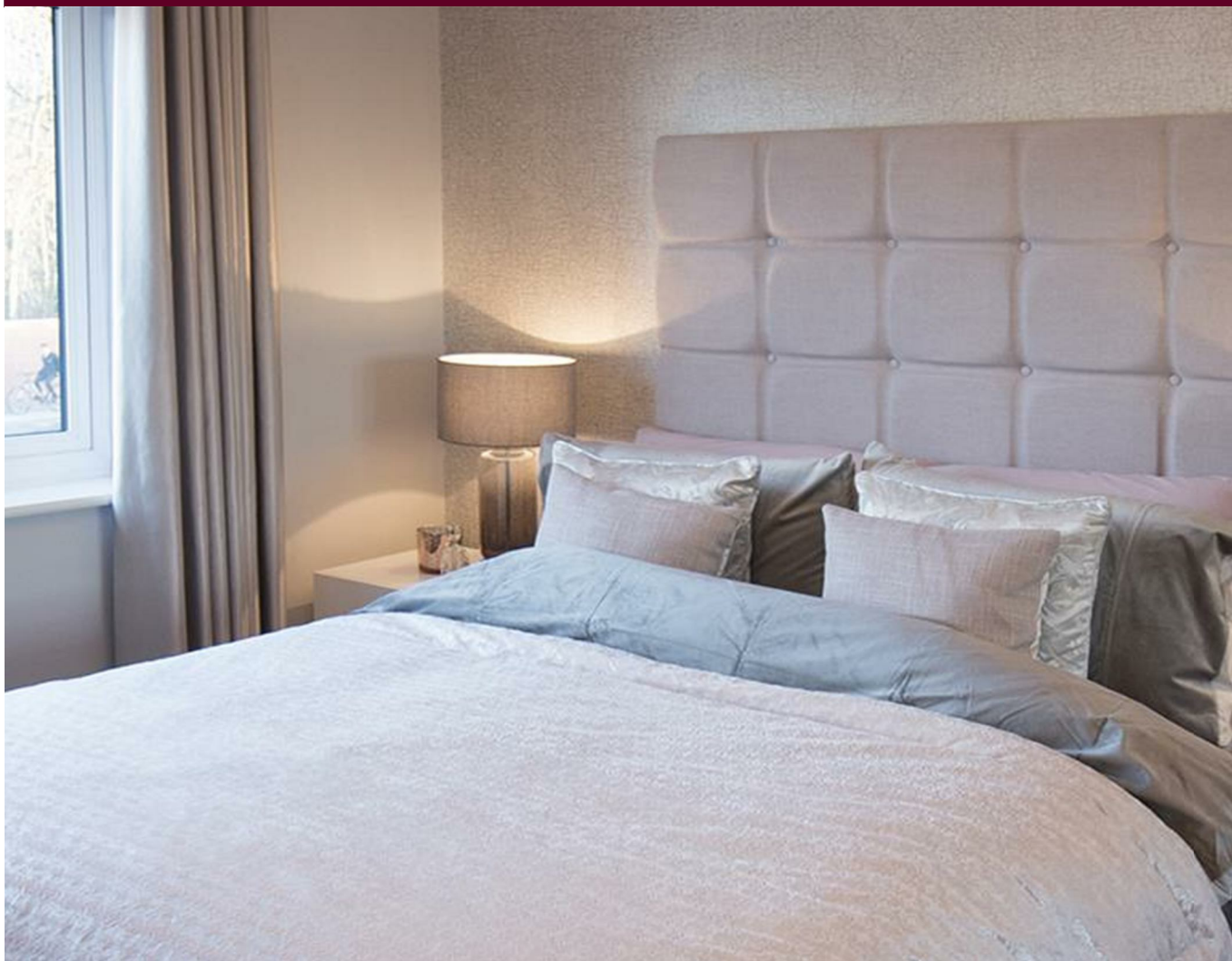
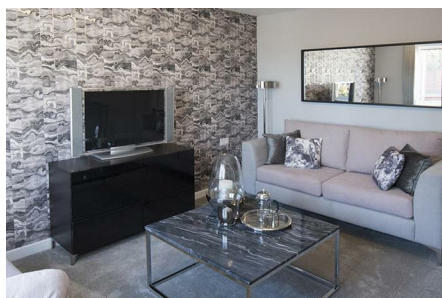


The Leathley, The Parks, Phase 5, Anfield, L5 1AL



Prices From £144,995 Freehold



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 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	

Be the new kid on the block and the first to walk the threshold of these beautiful properties in the popular L4 area!

Property

This brand new stylish two bedroom property is for grabs! The properties are fully modernized throughout and finished to a high standard spec.

The property briefly comprises, a welcoming entrance hall, beautiful lounge perfect for a cozy night in, downstairs WC, kitchen complete with integrated appliances, and beautiful French windows leading into the rear garden, two double bedrooms, master complete with luxurious en-suite, another single bedroom, and a family bathroom complete with modern three piece suite. The property comes with off road parking to your convenience.

Owner Occupier

This home would be a great first time buy as it can be offered with the help to buy scheme at a reduced price! These properties are finished to a beautiful standard and are ready to move right into!

Investment

We would expect these properties to achieve approximately £700pcm, giving a fantastic gross yield of 5.7%

Location

Conveniently located in Anfield, in a new cul-de-sac off Oakfield Road. Here you'll find plenty of local amenities including shops and restaurants. Group these with local primary and secondary schools near by and you can see why this is a popular location.

Transport links make it easy to travel out of the city and Liverpool City Centre is approximately 20 minutes drive.

Disclaimer

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

