

27, Houlgrave Road, Liverpool, Merseyside L5 9RQ



£200,000



- Four Bedrooms
- Three Bathrooms
- Conservatory
- Driveway
- Two Reception Rooms
- Well Kept Garden
- Close to City Centre
- Well Maintained Throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		60	
(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			83
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Belvoir Sales and Lettings are proud to offer for sale this beautiful and modern four bedroom home that offers many benefits including a spacious garden to the rear, three bathrooms and a private driveway.

Property

This beautiful spacious four bedroom home offers a large driveway, a front garden, and a large rear garden.

Internally, the property briefly comprises of a welcoming hallway, downstairs WC, then the homely lounge. To the rear of the lounge there is a modern open plan kitchen diner, complete with fully integrated appliances and complete with large patio doors filling the room with plenty of natural light. Through these patio doors will take you to the elegant conservatory. Finally, to the right of the house, you have the second lounge which runs the full length of the property.

A set of stairs then lead up to the master bedroom, benefitting from an elegant en suite, and another three spacious bedrooms, and a luxurious family bathroom.

Owner Occupier

This property is perfect for a family that want a modern home that offers many benefits and is ready for immediate occupation. It has been designed with the family in mind and has been a great home for the vendor over the past years.

Location

Conveniently located in L5 in a quiet cul-de-sac off Vauxhall 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 10 minutes drive.

Investment

We would expect this property to prove popular with tenants due to its excellent location, immaculate condition, and well proportioned rooms! We feel it could let for £950 per calendar month, securing a fantastic 5.7% gross yield!

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.

