

SALE

AGREED



37 Brewster Street, Liverpool, Merseyside L4 3TL

Offers in the region of £47,500

****ATTENTION ALL INVESTORS**** This 2 bedroom, 2 reception terraced house could, with a little refurbishment, be an excellent source of rental income. The property is in need of some TLC, but once the work is done the property will be an attractive home in a popular area. An ideal first time buy or an addition to an established lettings portfolio. Early viewing is advised.

Entrance Hall

UPVC front door, with half moon glazing over, laminate flooring and stairs to upper floor.

Reception 1

10'8" (into recess) x 14'0" (into bay) (3.26 (into recess) x 4.28 (into bay))

Laminate floor, radiator, double glazed window to front.



Bedroom 1

14'0" (into recess) x 12'0" (4.29 (into recess) x 3.67)
2 double glazed windows to front, carpet, radiator



Bedroom 2

7'4" (plus recess) x 12'1" (2.26 (plus recess) x 3.70)

Cupboard housing central heating boiler, single glazed window to rear, electric wall mounted radiator.



Reception 2

11'1" x 11'11" (3.38 x 3.65)

Laminate floor, radiator, doors to cellar and kitchen.



Kitchen

7'4" x 10'0" (2.24 x 3.07)

Fitted with a range of wall and base units, stainless steel single sink and drainer, extractor hood, space and plumbing for fridge/freezer and washing machine; door to rear yard.



Bathroom

White 3 piece suite with shower over bath, laminate flooring, obscured single glazed window to side.



Outside

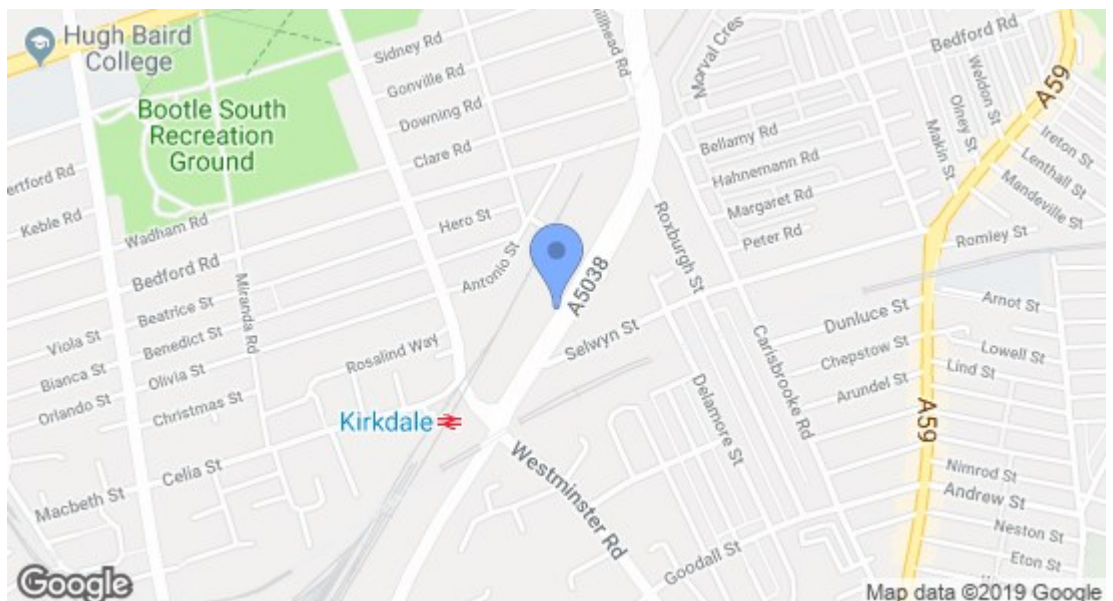
To the rear of the property is an enclosed rear yard



Important Notes

1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	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		
(69-80) C		
(55-68) D	53	53
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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