









Cawthorne Avenue L32, Kirkby, Liverpool

£85,000

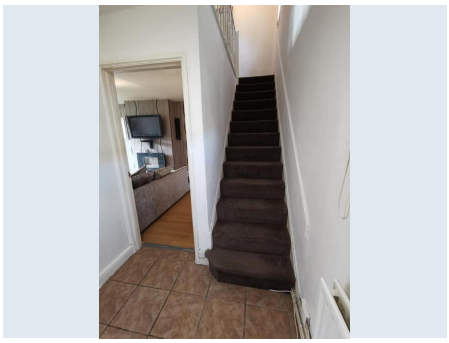
Cawthorne Avenue L32, Kirkby, Liverpool, L32

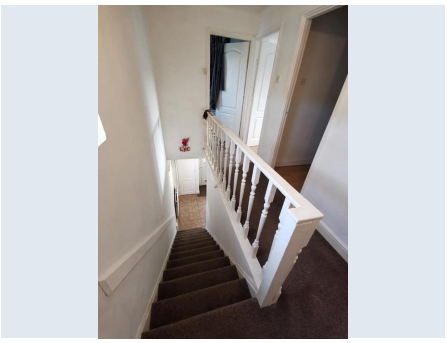
For sale • End terrace • 2 bedrooms • 0 bathrooms

Key features

- Excellent Investment Opportunity
- Great For First Time Buyers
- Chain Free
- Double Glazed And Centrally Heated Throughout
- Epc Rated C
- Local To Shopping Centre
- Tile And Laminate Flooring Throughout
- Close To M57/M58 Motorways Links
- Well Presented Throughout
- Leasehold

Particulars are for guidance only and do not form part of any contract. Measurements are approximate.







Description

CASH BUYERS ONLY EXCELLENT INVESTMENT OPPORTUNITY SUPERB RENTAL INVESTMENT EXCELLENT YIELD AND ROI VERY SPACIOUS 2 BED PROPERTY LARGE KITCHEN WITH TILED FLOOR FLOOR TO CEILING WINDOWS LARGE LIVING ROOM WITH LARGE SILL TO CEILING WINDOWS MASSIVE REAR LEVELLED GARDEN WITH GRASSED AREA AND FLAGS FRONT GRASS/PAVED DRIVEWAY DOUBLE GLAZED & CENTRAL HEATED THROUGHOUT WORCESTER 28i JUNIOR BOILER FITTED

Ideal Investment Opportunity Cash Buyers Only**

Kewin Properties are pleased to bring to the sales market, this spacious and well presented Two bedroom end terraced property. Located in a popular residential area just minutes away from Kirkby Civic Centre and within easy reach of local amenities, schools and excellent transport links into the city centre from Kirkby Railway Station which is just a short walk away. Briefly comprising: entrance hallway, Large Kitchen, lounge, 2 good sized double bedrooms and a family bathroom. Ideally suited to an investor, this property would achieve a rental value of £550-£650 pcm and is ready for a tenant to move straight into. This is a Leasehold property with a 950 year lease left on it with no vendor chain as looking for a quick sale.

Entrance

White uPVC double glazed door, with tiled flooring, leading to hallway.

Hallway

Tiled flooring aspect which leads onto a Large kitchen to the left, that has fitted base units and lots of storage above. This kitchen is flooded with daylight from the large windows at the rear that lead onto a very large levelled garden area.

Kitchen

Large kitchen with a range of base andwall units, tiled walls, tile effect flooring, stainless steel sink and mixer tap, space and plumbing for washing machine, space for free standing fridge/freezer, built-in oven, breakfast bar area, wall mounted boiler and uPVC floor to ceiling double glazed window.

Lounge

Laminate flooring throughout with 2 x gas central heated radiators and wall to wall, sill to ceiling uPVC double glazed windows giving excellent views into the large rear garden, .

Stairs and Landing

Carpeted stairs and landing with access to all bedrooms.

Bedroom 1

Large double bedroom with laminate flooring, built-in storage area for clothes, uPVc double glazed window and a central heated radiator.

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Bedroom 2

Double bedroom with laminate flooring with built in storage space, uPVc double glazed window and gas central heated radiator.

Bathroom

uPVC double glazed frosted window, tiled walls and flooring, bath with over head electric shower, matching white low level WC and pedestal wash basin with mixer tap and built in storage cupboard.

Please Note

We endeavour 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. Please be advised that some of the particulars may be awaiting vendor approval. 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.

Contact the advertiser

Gary Kewin, Kewin Properties

Tel: 07939978806 Ref: KP-1712

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