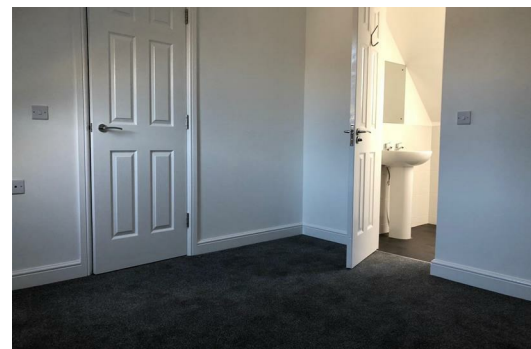




## 5 Lemon Street, Liverpool, Merseyside L5 7TB

Guide Price £145,000

BERKELEY SHAW are delighted to offer for sale WITH TENANT IN SITU, this three bedroom semi-detached house. Built just 2 years ago these popular houses are part of a new build site of 30 houses known as City Residence in the redevelopment area of Sandhills, Kirkdale. Set out over three floors these houses come complete with a large open plan kitchen lounge space with all appliances integrated including; tall full size fridge and freezer, washer dryer, dishwasher, electric fan oven, gas hob and extractor unit. There are three good size bedrooms and three toilets, one being a family sized bathroom, an en-suite shower room to master bedroom and downstairs WC. There is on road and off road parking within the gated complex. IDEAL INVESTMENT OPPORTUNITY. RENT CURRENTLY ACHIEVED £750 PCM.



## Lounge

## Kitchen

## Downstairs WC

## Bedroom One

Master bedroom with en-suite shower room

## Bedroom Two

Double second bedroom

## Bedroom Three

Third bedroom

## Bathroom

Bathroom with three piece suite

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>95</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>84</b>	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>97</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>86</b>	
England & Wales	
EU Directive 2002/91/EC	

