



## 1A Marlborough Road, Liverpool, Merseyside L13 8AU

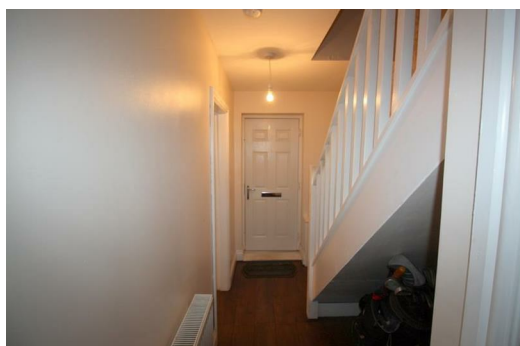
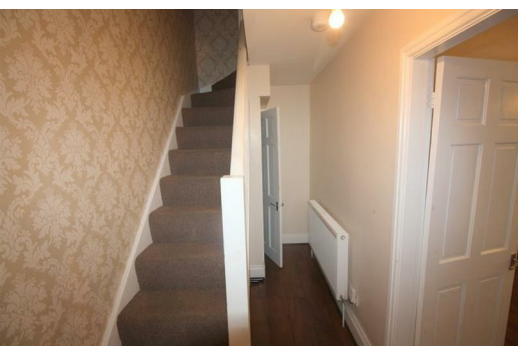
£125,000

Investment Opportunity from Berkeley Shaw.

A 3 BEDROOM DETACHED HOUSE situated off the very POPULAR West Derby Road and convenient for all local amenities and transport links into the City Center and Motorway Network. The accommodation comprises of a spacious lounge, fitted kitchen with dining area, three good sized bedrooms and bathroom. The property benefits from gas central heating and double glazing throughout.

The property is currently tenanted on a 6 month AST which is holding over at £450pcm.

Contact us to see a video tour before making an indicative offer.



## Hallway

Composite Entrance Door, Carpet, Storage cupboard with boiler, Meter cupboard and stairs to first floor

## Lounge

Double Glazed Window, Carpet, Radiator Double doors to kitchen

## Kitchen / Diner

Double glazed window, range of fitted base and wall units, plumbing for washing machine, Electric oven and hob, Extractor hood

## Landing

Carpet

## Bedroom 1

Double glazed window, Carpet, radiator

## Bedroom 2

Double glazed window, Radiator, carpet

## Bedroom 3

Double glazed window, Radiator, Carpet

## Bathroom

Double glazed window, radiator, part tiled walls and tiled floor, three piece suite including bath, sink and low level W.C.

