



## 16 Somerton Street, Liverpool, L15 4NF

Asking Price £100,000

Are you looking to take your first step onto the property ladder or looking for an ideal investment opportunity?

Berkeley Shaw is the agent for this two-bedroom mid-terrace on Somerton Street L15. This is an ideal property for a variety of buyers whether you are a first-time buyer taking your first step onto the property ladder and looking for an easy maintenance home or are an investor looking to take advantage of the excellent rental demand in the area. Comparable properties in the area are currently achieving rental figures of £725pcm.

Set out across two floors, the accommodation briefly comprises; vestibule, spacious open plan living/dining room with gas fire and flooded with natural light via the bay. To the rear of the property is a fitted kitchen with an electric hob and electric oven. Completing the ground floor layout is a three-piece family bathroom. Rising to the first floor, the landing gives access to two generously sized bedrooms, both with fitted wardrobes. Externally, the property has a small rear yard providing access to the rear alley. Further benefits include gas central heating, double glazing and no onward chain.

Get in touch straight away to arrange a viewing!



## Vestibule

Tiled floor.

## Living Room

Double glazed windows to bay, 2 x radiators, gas fire & laminate floor.

## Kitchen

Radiator, door to rear yard, range of wall & base units, electric hob, electric oven, extractor hood, tiled floor, tiled splash back & stainless steel sink with mixer tap and drainer.

## Inner hall

Storage cupboard

## Bathroom

Double glazed window, WC, basin, radiator, tiled floor & bath with electric shower.

## Landing

Loft access & bedroom access.

## Bedroom 1

Double glazed window, laminate floor, fitted wardrobes & radiator.

## Bedroom 2

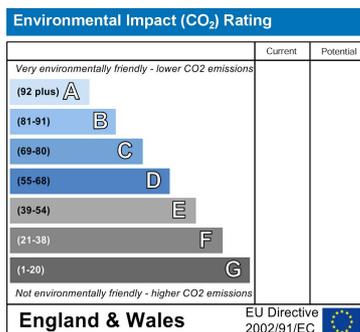
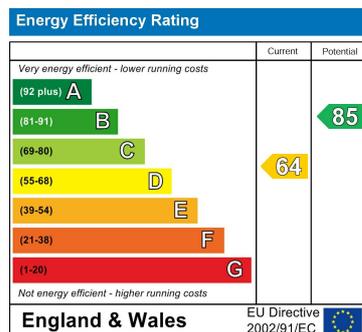
Laminate floor, double glazed window, radiator, fitted wardrobe & storage cupboard with combi boiler.

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with a prospective purchaser. The services, systems and appliances shown here are not to be taken as a guarantee as to their quantity or efficiency can be given. Make your own checks.



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