



## 39 Victoria Road, Liverpool, L13 8AL

### Offers Over £250,000

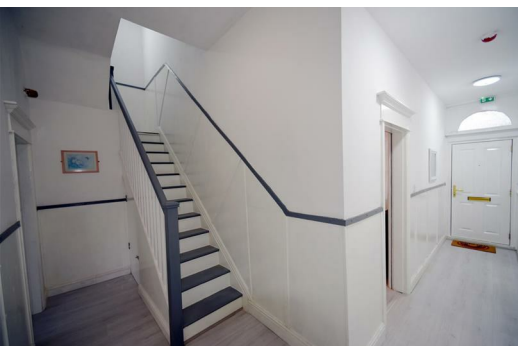
Welcome to this renovated 7-bedroom semi-detached property on Victoria Road, Tuebrook. Offering an ideal blend of classic charm and modern comfort, this home is perfect for both investors seeking short-term rentals and families seeking a generous living space.

The renovation has skillfully combined traditional features with contemporary finishes, creating a bright and welcoming atmosphere throughout. The ground floor includes a welcoming hallway, a generous living room ideal for family gatherings or relaxing, a second sitting room with access to a WC, and a modern kitchen diner equipped with a range of appliances and ample storage – an excellent space for both entertaining and everyday dining.

On the first floor, you'll find three double bedrooms and a stylish shower room. The top floor offers four additional bedrooms and another shower room. Each bedroom is equipped with wall-mounted TVs and plenty of storage space. Additional features include no onward chain, double glazing, sensor LED lighting, fire safety doors, and a new gas boiler system.

**\*\*Investment Potential:\*\***

The prime location of this property on Victoria Road makes it an excellent opportunity for short-term rentals. With Liverpool Football Club and Everton Football Club just a stone's throw away, the property is ideally



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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the approximate positions. The services, fixtures and equipment shown here are not intended and no guarantee is given as to their quantity or efficiency can be given.  
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