



150 Woolton Road, Allerton, L19 5NH

Offers Over £55,000

Attention Investors and First-Time Buyers!

Berkeley Shaw Real Estate presents this ground floor studio apartment in a popular residential area of Liverpool. With excellent local amenities and superb transport links, this property is perfectly positioned for commuters and offers a fantastic opportunity for those looking to get on the property ladder or grow their investment portfolio.

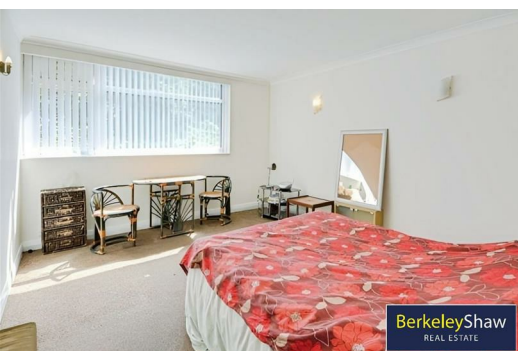
The accommodation comprises a welcoming entrance hall, modern kitchen, generous shower room, and a spacious living/bedroom area with a convenient fold-out bed. The property also benefits from rear garden space, adding to its appeal.

Currently tenanted and producing a gross annual income of £4,800 (£400pcm) the apartment offers significant potential for increased returns, with a market rental value of £6,300 per annum (£525pcm).

The apartment is available with a sitting tenant or alternatively vacant possession.

The apartment is leasehold with 947 years remaining and is offered to the market with no onward chain.

This is a highly attractive, low-maintenance investment opportunity or an affordable first home in a desirable location. Viewing is strongly recommended to appreciate all it has to offer.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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