



BerkeleyShaw
REAL ESTATE

18 Karonga Road, Liverpool, L10 9LW

Offers Over £150,000

Sitting tenant contracted to £775 PCM- 6.2% yield

This three-bedroom semi-detached house is offered for sale in an urban residential area of Liverpool, benefiting from parking and a garden. The property provides good scope for buyers looking for a home that needs modernising and the opportunity to update to their own specification.

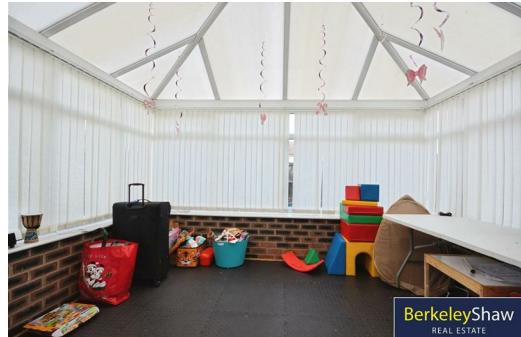
The ground floor comprises a separate reception room to the front and a conservatory to the rear, providing additional living space. The kitchen enjoys natural light and leads onto the family bathroom. Upstairs, there are two double bedrooms and one single bedroom. The property has an EPC rating of D and falls within Council Tax Band A, which may appeal to budget-conscious buyers, particularly families.

The house is well placed for local amenities, with shops, everyday services and cafés available in the surrounding area of north Liverpool. There are local schools within the wider neighbourhood, making the location practical for families.

Public transport links are accessible, with nearby stations on the Merseyrail network providing services into Liverpool city centre in around 20–25 minutes, and to other destinations across the region. Local bus routes also connect to surrounding districts and key employment and retail areas.



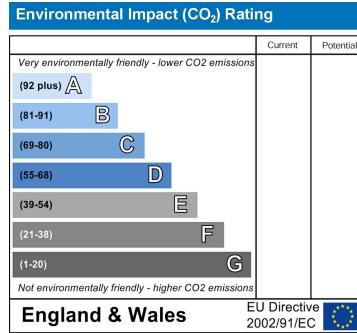
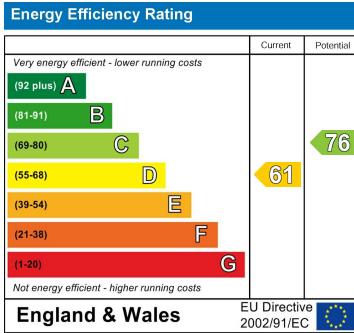
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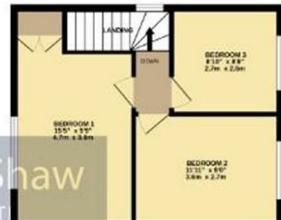


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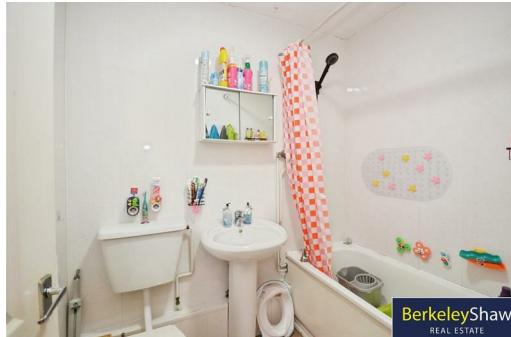


GROUND FLOOR
487 sq ft (45.3 sq m) approx.

1ST FLOOR
381 sq ft (35.4 sq m) approx.



TOTAL FLOOR AREA: 868 sq ft (80.7 sq m) approx.
Whilst every care has been taken in the preparation of these floor plans, measurements of rooms, windows, doors and any other items are approximate and not exact. It is advised that you instruct a surveyor to take your own measurements. The agents, their employees and subagents disclaim from the floor plans and no guarantee is given as to their accuracy. © Berkeley Shaw Real Estate 2012.



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