

Woolton Road

L19 5NH

£60,000

venmore



To arrange a  
viewing call us on  
0151 733 9000

- Ground floor studio apartment
- Investment opportunity
- Fantastic transport links

- Good sized shower room
- No onward chain
- Viewing recommended

Attention investors.... Venmore Estate Agents are delighted to bring to the market this ground floor one bedroom, studio apartment. The accommodation comprises of entrance hall, kitchen, generous shower room and a large living area with fold out bed. This property is an ideal first time buyer or investment property with superb transport links available making it an ideal match for commuters. The property is currently let for £400pcm. The property is brought to the market with no onward chain and viewing comes strongly recommended.



## Floor Plan & EPC



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address: Woolton Road			

Tenure: Leasehold

### The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

Contact Venmores - Allerton  
Call - 0151 733 9000  
Email - allerton@venmores.co.uk  
Visit - 8-10 Allerton Road Mossley Hill Merseyside

