



# J&D ESTATE AGENTS

SALES | LETTINGS | MANAGEMENT



**36 Burnand Street, Liverpool, L4 0SH**

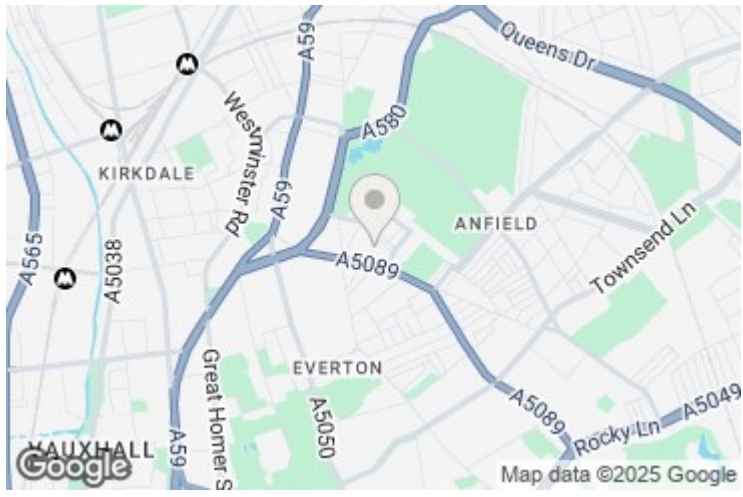
**£86,000**

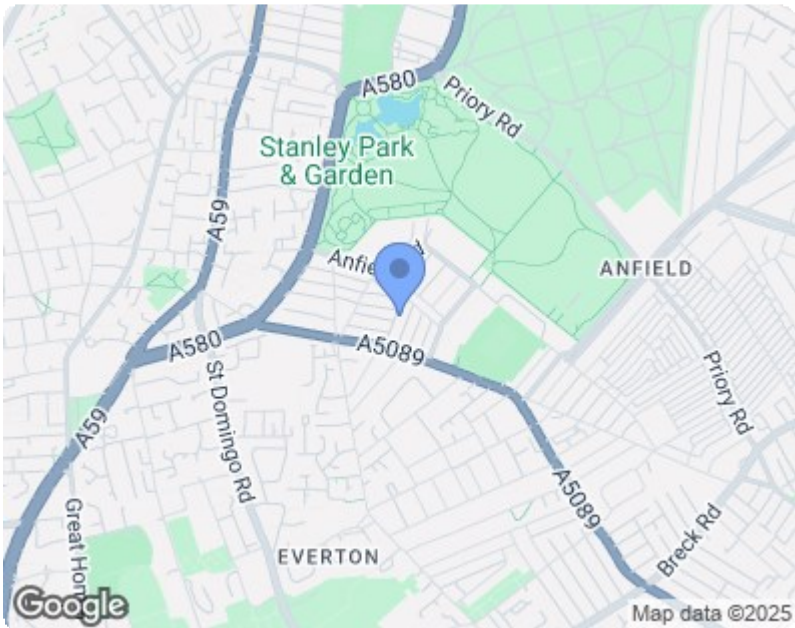
Nestled on Burnand Street in the vibrant city of Liverpool, this charming mid-terrace house offers a delightful blend of character and modern convenience. Built in 1900, the property spans an inviting 721 square feet, providing ample space for comfortable living.

The house features two well-proportioned bedrooms, making it an ideal choice for a small family or as a lucrative investment opportunity, particularly for those considering the burgeoning market for short-term rentals such as Airbnb. The single reception room is a welcoming space, perfect for relaxation or entertaining guests.

One of the standout features of this property is its proximity to local amenities. Residents will find themselves just a stone's throw away from shops, cafes, and parks, ensuring that daily necessities and leisure activities are easily accessible.

This property presents a unique opportunity to own a piece of Liverpool's rich history while enjoying the benefits of contemporary living. Whether you are looking to settle down in a friendly neighbourhood or seeking a promising investment, this two-bedroom house on Burnand Street is certainly worth considering.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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	