



# J&D ESTATE AGENTS

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## 15 Montrose Road, Liverpool, L13 8DR

Offers invited £100,000

Nestled on the charming Montrose Road in Liverpool, this delightful three-bedroom terraced house presents an excellent opportunity for both families and investors alike. With its inviting façade and well-maintained exterior, this property offers a warm welcome from the moment you arrive.

Inside, the house boasts three spacious bedrooms, providing ample room for family living or the potential for rental income. The layout is thoughtfully designed to maximise space and comfort, ensuring that each room is both functional and inviting. The single bathroom is conveniently located, catering to the needs of a busy household.

One of the standout features of this property is the lovely garden, which offers a perfect retreat for outdoor relaxation or entertaining guests. This green space is ideal for children to play, or for gardening enthusiasts to cultivate their own plants and flowers.

Situated in a desirable area of Liverpool, this home is well-connected to local amenities, schools, and transport links, making it an ideal choice for families looking to settle down or investors seeking a promising rental opportunity.

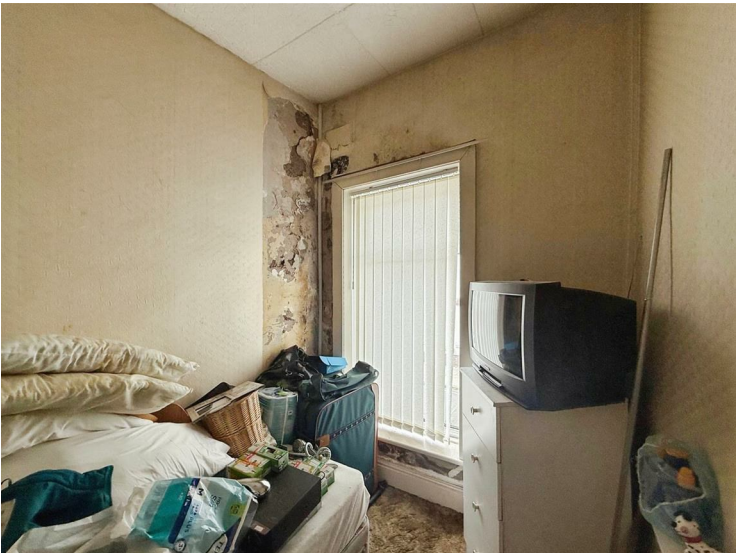
In summary, this three-bedroom terraced house on Montrose Road is a fantastic find, combining comfort, convenience, and potential in one attractive package. Whether you are looking to create a family home or expand your property portfolio, this residence is certainly worth considering.



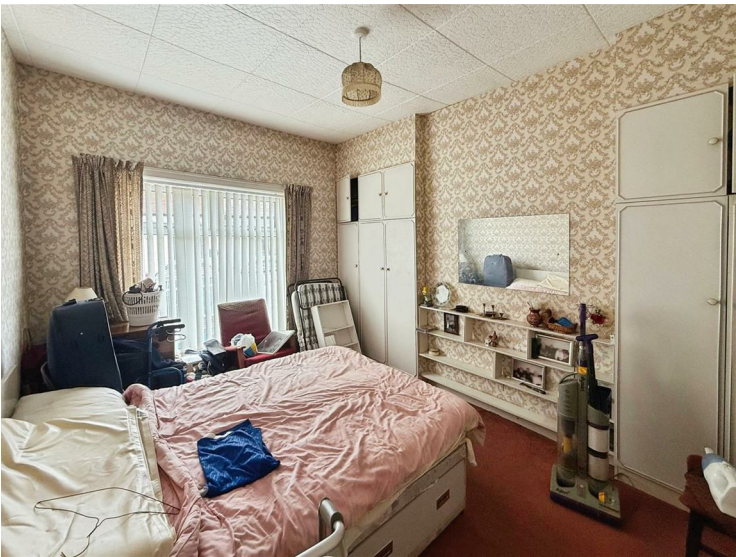
External



Bedroom 3



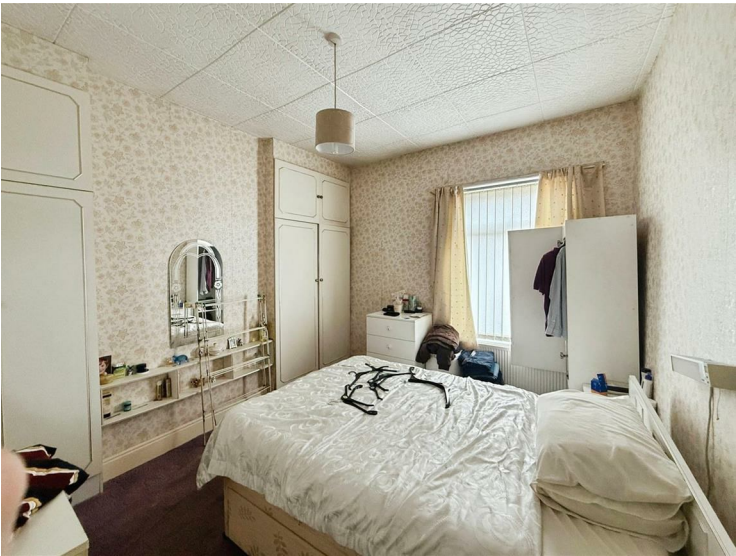
Bedroom 1



Bathroom



Bedroom 2

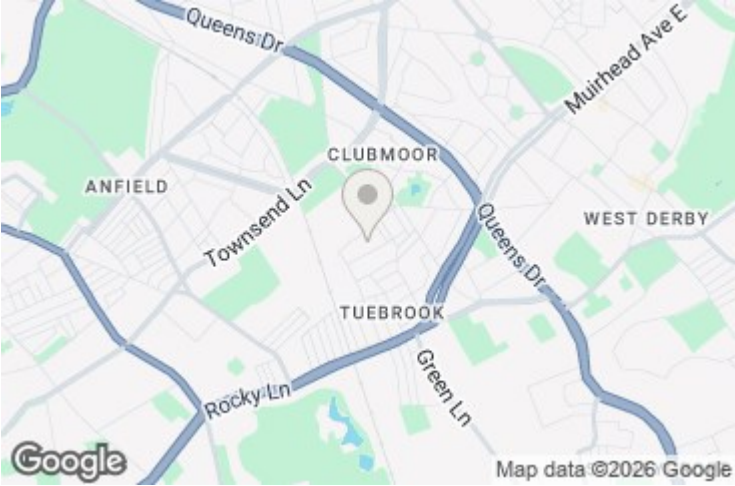


Living room





Kitchen

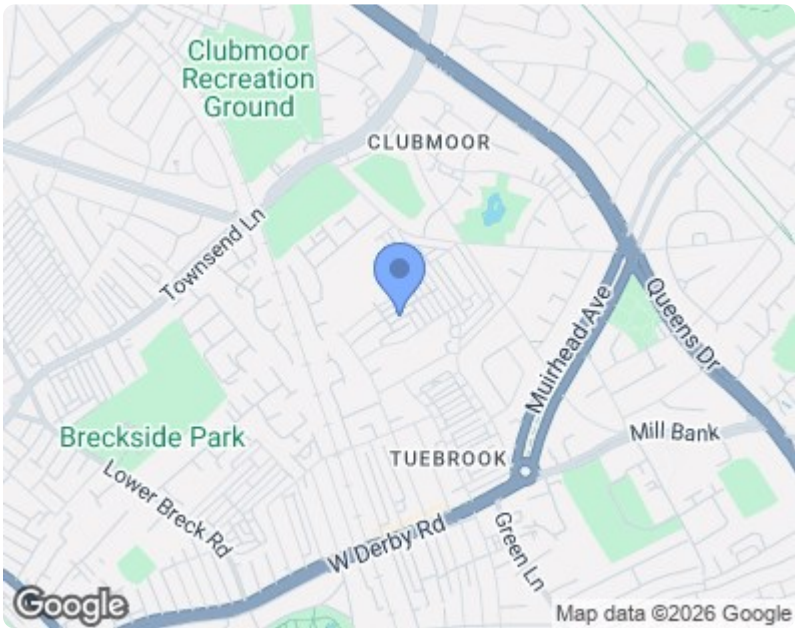


Garden



Hallway





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