



Offers Over £100,000

TWO BEDROOMS* *NO CHAIN* *OVERLOOKING PEEL PARK* *IDEAL FOR FIRST TIME BUYERS & INVESTORS* *USEFUL BASEMENT STORE WITH SEPARATE ACCESS* *LOUNGE KITCHENETTE

Townend Estate Agents offer for sale this delightful two bedroom mid-terrace house. Offering a perfect opportunity for first-time buyers and investors alike, with landlords expecting a rental income of around £700-£750pcm. One of the standout aspects of this home is its useful basement room with separate access for potential conversion (subject to consents) to create additional living space/bedroom depending on your personal needs. Overlooking the picturesque Peel Park, residents can enjoy the serene views and the benefits of nearby green spaces, perfect for leisurely strolls or outdoor activities. Furthermore, the property is conveniently located close to the city centre, providing easy access to a variety of amenities, shops, and transport links. With no chain involved, this property is ready for you to move in and make it your own. Whether you are looking to start your journey as a homeowner or seeking a promising investment opportunity, this house overlooking Peel Park is not to be missed.

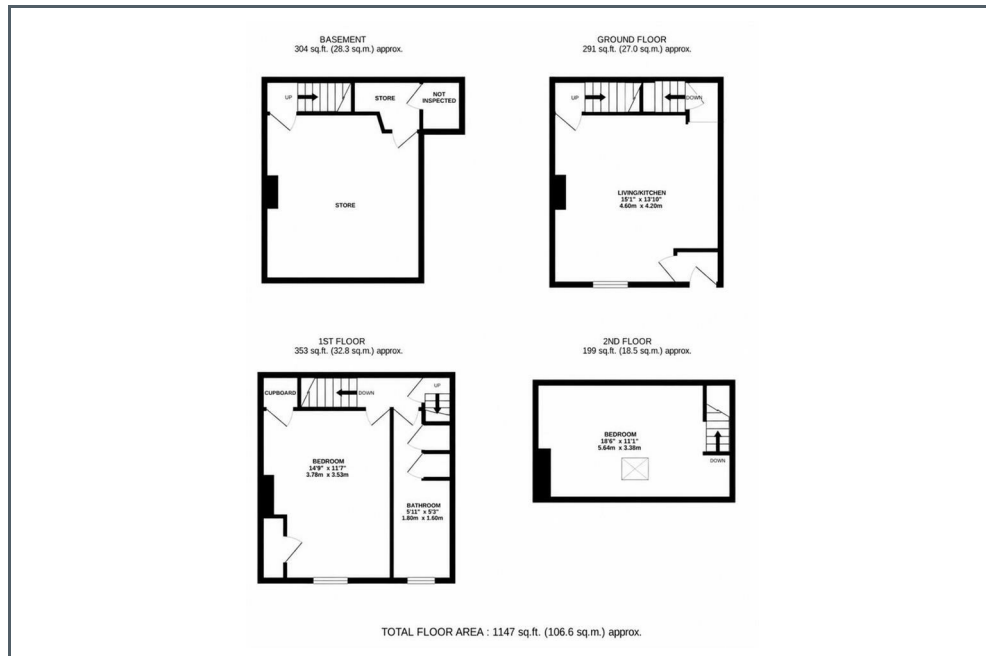
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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