



**BerkeleyShaw**  
REAL ESTATE

**31 Towcester Street, Liverpool, L21 8JG**

**Asking Price £100,000**

NO CHAIN - 3 bedroom mid terrace house located in the popular Litherland L21 area.

The property offers entrance hallway two reception rooms and a kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally the property benefits from a rear yard providing low maintenance outdoor space.

With potential to update this offers excellent potential for buyers looking to add value. It is ideally suited to investors or developers seeking a refurbishment or flip opportunity in an area with strong rental demand.

Situated close to local amenities schools and transport links this property represents a great opportunity. Offered to the market with no onward chain early viewing is recommended.

LEASEHOLD  
Term 999 years from 25 March 1905 expires 25 March 2904  
Remaining 878 Years  
Ground Rent £14  
Parties (1) The Right Honourable Osbert Cecil Earl of Sefton



# Hall

## Lounge

12'4" x 12'8" (3.77 x 3.88)

## Kitchen

## Dining Room

11'4" x 12'11" (3.47 x 3.94)

## Bathroom

9'6" x 7'3" (2.92 x 2.22)

## Bedroom 1

12'4" x 11'3" (3.76 x 3.43)

DOUBLE

## Bedroom 2

12'1" x 11'2" (3.69 x 3.42)

DOUBLE

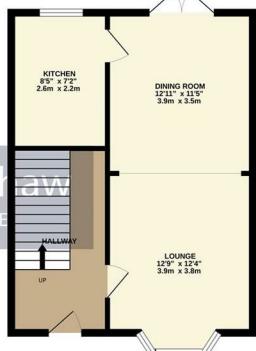
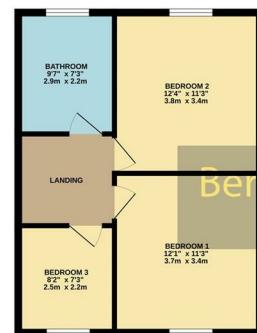
## Bedroom 3

7'3" x 8'2" (2.22 x 2.49)

SINGLE

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The floorplan is for illustrative purposes only and should be used as such by prospective purchasers. The floorplan is not to scale and no guarantee is given as to their operability or efficiency can be given.  
Made with RoomSketcher 2020

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	89	59

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		



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