



**BerkeleyShaw**  
REAL ESTATE

## 31 Beaver Grove, Liverpool, L9 4RT

### Offers Over £100,000

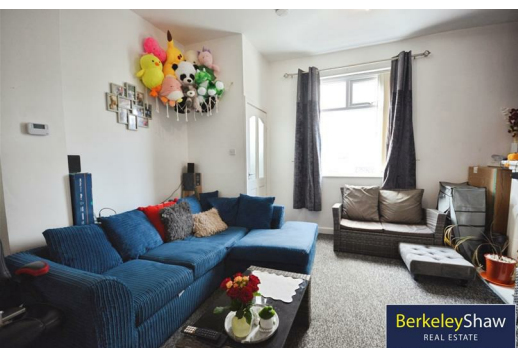
Berkeley Shaw Real Estate present a two-bedroom terraced property in a convenient urban area of Liverpool, offered with sitting tenants and therefore well suited to investors seeking an immediately income-producing asset. The tenants rental amount is £625 PCM producing a yield of 7.5%.

The ground floor comprises a reception room with large windows and a kitchen benefiting from natural light. There is also a ground floor shower room. Upstairs, the accommodation includes a master bedroom and an additional double bedroom. The property has an EPC rating of C and falls within Council Tax Band A.

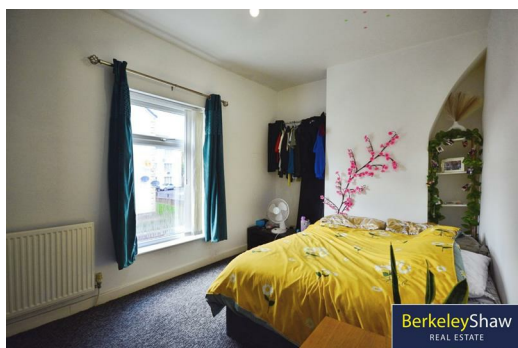
The property is located in the L9 area of Liverpool, within reach of a range of local amenities including shops, supermarkets and everyday services. Nearby Walton and Orrell Park provide additional facilities, while Liverpool city centre offers wider retail, leisure and cultural attractions.

Public transport connections are accessible via local bus routes linking into central Liverpool and surrounding districts. Orrell Park and Walton railway stations are within driving or bus distance, providing services into Liverpool Lime Street and other Merseyside destinations, giving onward connections across the North West.

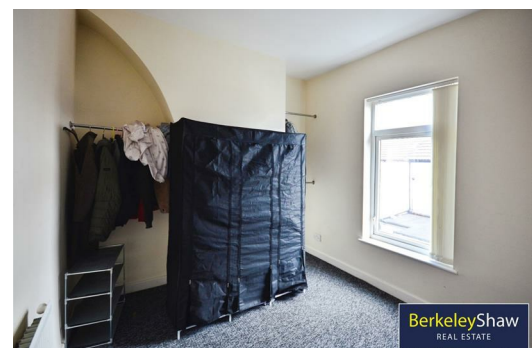
Green spaces such as Walton Hall Park and the wider network of local parks are accessible for outdoor recreation, walking and sports facilities. A selection of primary and secondary schools can be found in the surrounding



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Energy Efficiency 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			
EU Directive 2002/91/EC		72	80
England & Wales			

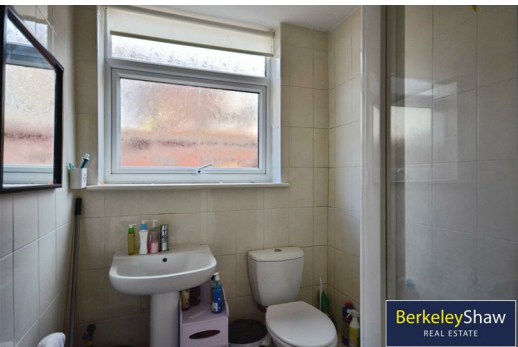
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive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

GROUND FLOOR  
332 sq.ft. (30.9 sq.m.) approx.

1ST FLOOR  
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA: 515 sq.ft. (47.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

