



## 18 Karonga Road, Liverpool, L10 9LW

### Offers Over £150,000

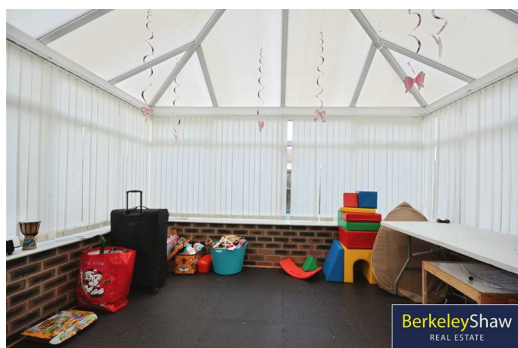
**\*SOLD WITH A TENANT IN SITU - Rented at £775 PCM- 6.2% yield\***

This three-bedroom semi-detached house is offered for sale in an urban residential area of Liverpool, benefiting from parking and a garden. The property provides good scope for buyers looking for a home that needs modernising and the opportunity to update to their own specification.

The ground floor comprises a separate reception room to the front and a conservatory to the rear, providing additional living space. The kitchen enjoys natural light and leads onto the family bathroom. Upstairs, there are two double bedrooms and one single bedroom. The property has an EPC rating of D and falls within Council Tax Band A, which may appeal to budget-conscious buyers, particularly families.

The house is well placed for local amenities, with shops, everyday services and cafés available in the surrounding area of north Liverpool. There are local schools within the wider neighbourhood, making the location practical for families.

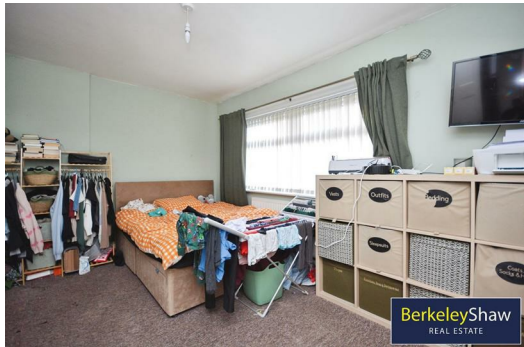
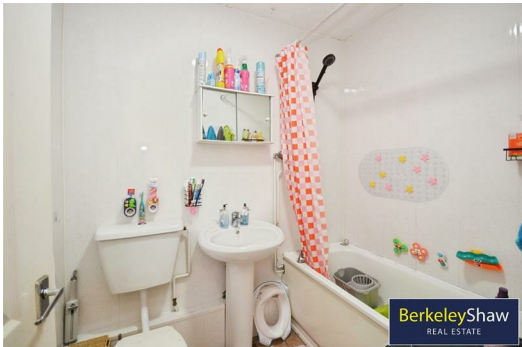
Public transport links are accessible, with nearby stations on the Merseyrail network providing services into Liverpool city centre in around 20–25 minutes, and to other destinations across the region. Local bus routes also connect to surrounding districts and key employment and retail areas.





| 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 |         |           |
|   | 61      | 76        |
| 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   |         |           |



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