



58 Longview Lane, Liverpool, L36 7UW

Asking Price £160,000



**STAPLETON
DERBY**

INVESTMENT OPPORTUNITY - SOLD WITH TENANT IN-SITU

Stapleton Derby is delighted to present a three-bedroom semi-detached property located at 58, Longview Lane, Liverpool, L36 7UW. This property must be sold with the tenant in-situ and is currently being let for £650 per calendar month. The property is freehold and has an EPC rating of C. This is an excellent investment opportunity, offering a ready-made rental income for investors.

The property comprises an entrance hallway, kitchen, and living room. On the first floor, there are three good-sized bedrooms and a family bathroom. Externally, there is off-road parking and a garage. At the rear, you will find a garden with a patio area.

The property is offered as FREEHOLD - EPC D

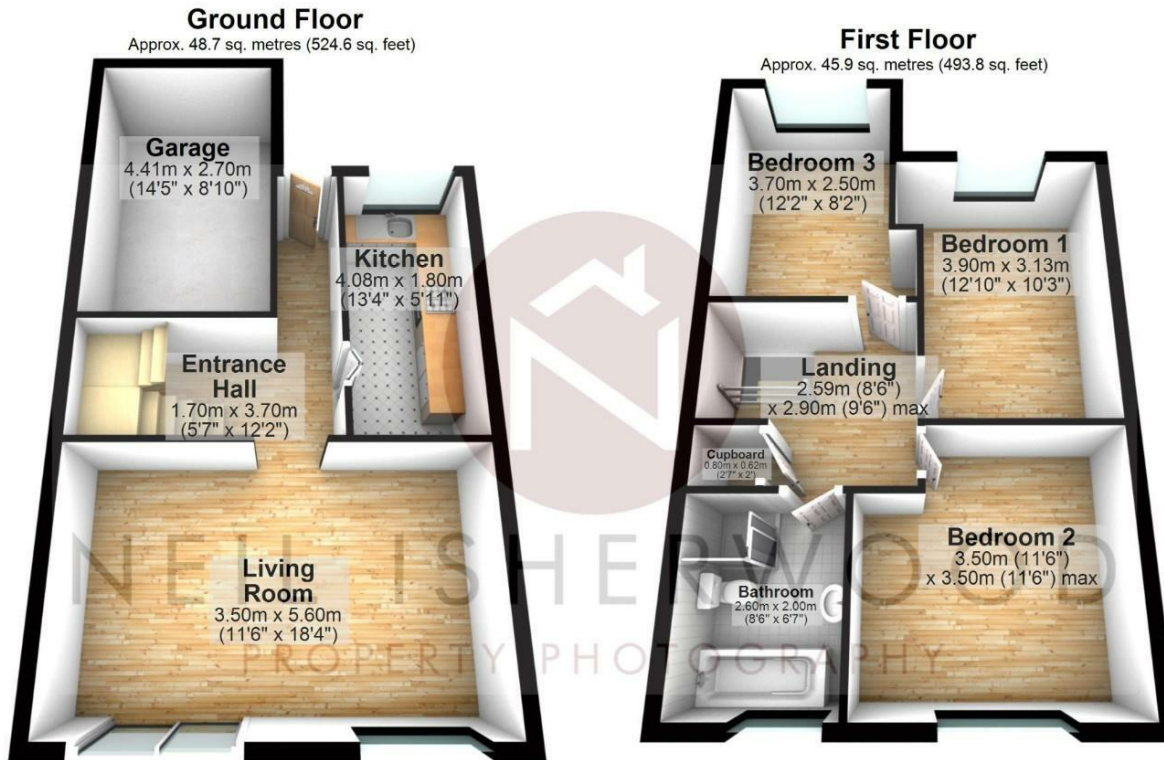
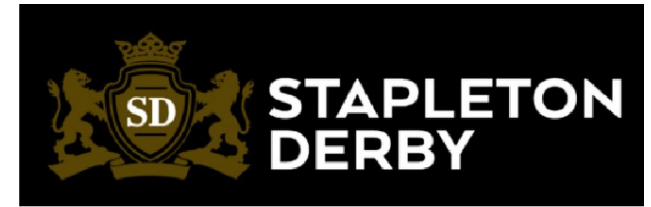








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Total area: approx. 94.6 sq. metres (1018.4 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.
 Plan produced using PlanUp.

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			
		67	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.