



## 2 bed terraced house to buy in

Kellit Road, Liverpool, Merseyside, L15 0ER

**£85,000** Starting Bid

🏠 x2 🚗 x1 🚲 x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Two Bedroom Mid Terrace
- ✓ Excellent Renovation Opportunity
- ✓ Situated In Wavertree, L15
- ✓ Ideal For BTL Investor
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

FOR SALE BY AUCTION – INVESTMENT OPPORTUNITY

Guide Price: £85,000

Calling All Investors!

An outstanding opportunity to acquire this two-bedroom mid-terrace FREEHOLD property located in the highly sought-after area of Wavertree, Liverpool. Requiring a full refurbishment throughout, this property presents an ideal project for investors looking to add value and achieve a strong return.

The accommodation comprises an entrance hallway, a spacious through lounge/dining area, and a kitchen to the ground floor. On the first floor are two generously sized bedrooms and a family bathroom.

Externally, the property benefits from a rear yard and on-street parking. The property is gas central heated and double glazed (not tested).

Situated within close proximity to local amenities, schools, transport links, and Liverpool City Centre, the property is perfectly positioned for long-term rental demand.

This is a rare opportunity to secure a FREEHOLD asset in a high-demand rental area,

making it an ideal addition to any investor's portfolio.

Sold via auction. Terms and conditions apply

Please note we have been advised that due to a collapsed drain there is some movement on the boundary wall. Buyers should make their own enquiries.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Known property issues: Subsidence

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

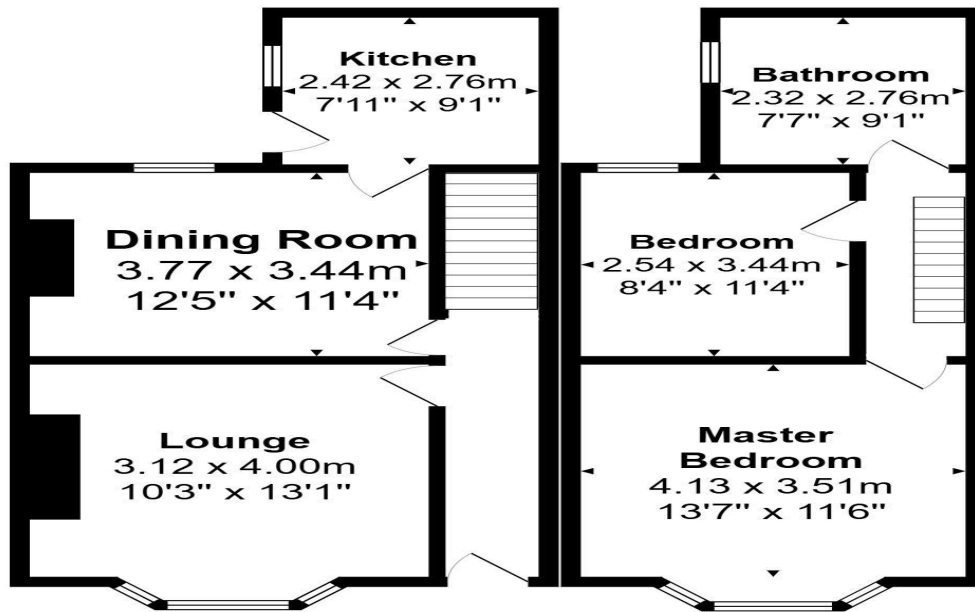
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Total Area: 79.4 m<sup>2</sup> ... 855 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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