

## 47 Chepstow Street, Liverpool, L4 3RE

£110,000

Berkeley Shaw are now in receipt of an offer for the sum of £117,000 for 47 Chepstow Street. Anyone wishing to place an offer on this property should contact Berkeley Shaw on 0151 924 6000 before exchange of contracts. If you are in the market for a fantastic investment opportunity, this could be the property for you!

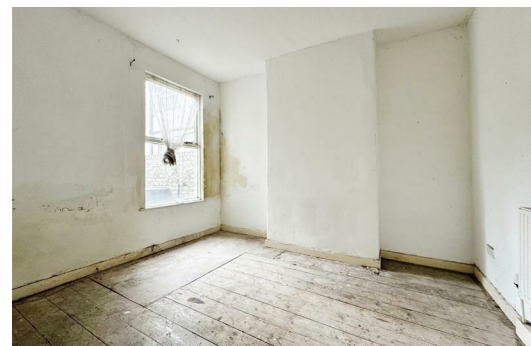
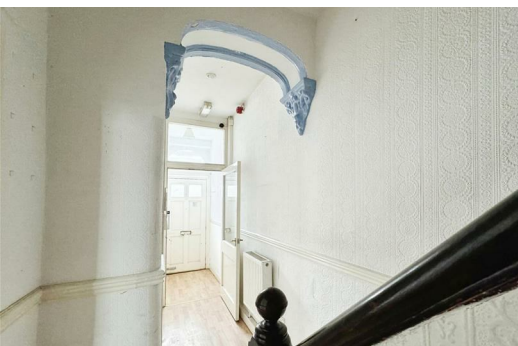
We are delighted to bring to the sales market this spacious three-bedroom mid terrace located in the popular postcode of L4.

The surrounding area boasts a fantastic variety of amenities with excellent transport links giving easy access into Liverpool City Centre, a range of shops, cafes & restaurants are also within close proximity. Goodison Park & Anfield Football Stadiums are also both within easy reach.

The property is in need of modernisation throughout but has fantastic potential. Set out across two floors, the accommodation briefly comprises; vestibule, entrance hall, bay fronted living room with exposed beams, dining room, spacious kitchen & separate utility room. Rising to the first floor, the landing provides access to three generously-sized bedrooms, three-piece bathrooms & an additional WC. Externally, the property benefits from a walled & gated rear yard.

Further benefits to the property include no onward chain & gas central heating.

Get in touch straight away to arrange a viewing!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, specifications and appliances shown hereon may not be fitted and no guarantee as to their operability or efficiency can be given. Marked with Metreps C0204.



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