



## 18 Hudson Road, Liverpool, L31 5PA

### Offers Over £150,000

NO CHAIN - Requiring some updating this is a renovation project and opportunity to create your perfect home or flip for a investment.

This 3 bedroom mid-terrace property has been extended to the rear with a conservatory over looking a mature, sunny garden including your own apple tree.

Downstairs there is a front dining room, rear living room, breakfast kitchen, utility and conservatory. Upstairs there are 3 bedrooms, bathroom with separate WC which could be knocked through to create a large luxury family bathroom.

Located in popular area with families and close to schools, shops and motorways for commuting.

Get in touch straight away to arrange a viewing!

Tenure: Freehold Council tax band: B



## Hall

## Dining Room

10'9" x 8'3" (3.28 x 2.53)

To the front aspect

## Living Room

16'10" x 10'3" (5.15 x 3.13)

## Breakfast Kitchen

19'0" x 5'8" (5.80 x 1.75)

## Utility

6'7" x 5'8" (2.02 x 1.75)

## Conservatory

12'5" x 6'7" (3.79 x 2.02)

## Bedroom 1

14'6" x 10'0" (4.43 x 3.05)

## Bedroom 2

11'3" x 8'8" (3.45 x 2.65)

## Bedroom 3

10'0" x 6'0" (3.05 x 1.84)

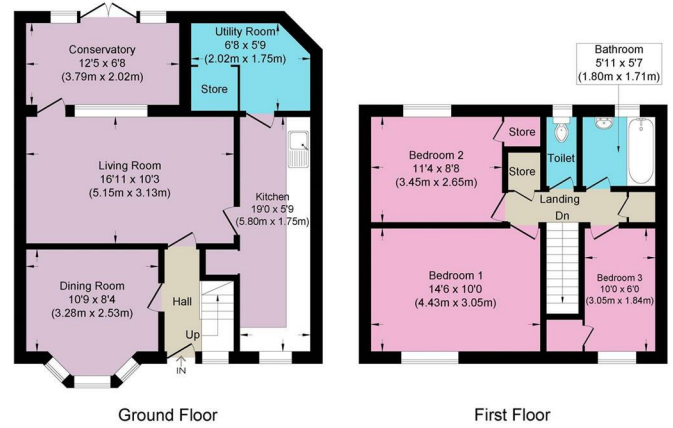
## Bathroom

5'10" x 5'7" (1.80 x 1.71)

## Toilet



Approximate Gross Internal Area = 96.40 sq m / 1037.64 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(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			84
(81-91) B			
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