



**Beryl Walk  
Liverpool  
Merseyside  
L10**

**Offers in Excess of £124,000**

**bettermove**

# Beryl Walk

## Liverpool

Bettermove are proud to present this 3 bedroom mid terrace house in Liverpool, available with no forward chain.

This is currently a tenanted property and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas central heating throughout with allocated parking available, and a detached garage.

The council tax band is A.

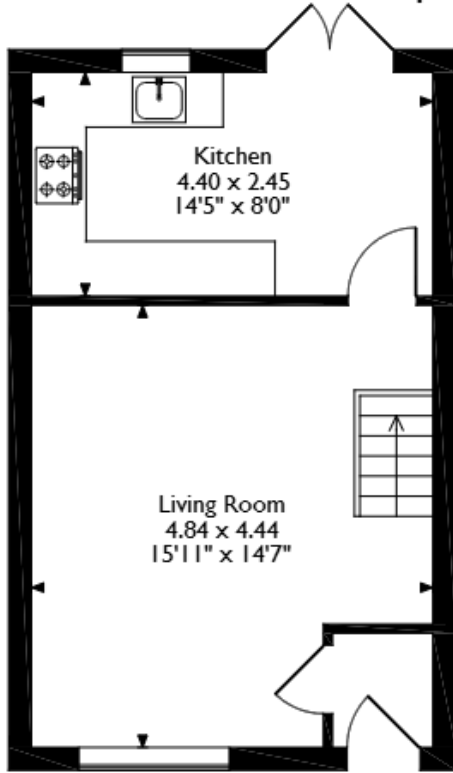
The interior of this beautifully presented property comprises a spacious living room, and fitted kitchen on the ground floor. The first floor consists of three bedrooms, including two doubles and one single, alongside the family bathroom. The exterior boasts an outbuilding, and a private rear garden, laid with artificial lawn, perfect for enjoying the summer months.

Located in the popular city of Liverpool, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Fazakerley Merseyrail stop, a variety of local bus routes, and quick access to the M57, leading to the M62.

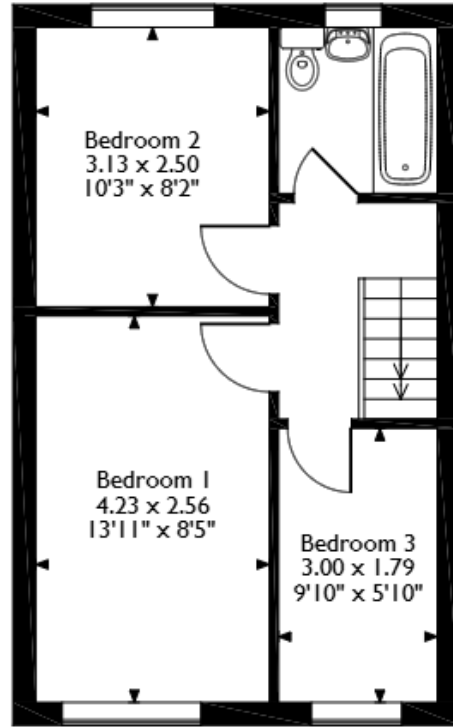
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Beryl Walk, Liverpool  
 Approximate Gross Internal Area  
 66 Sq M/710 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



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