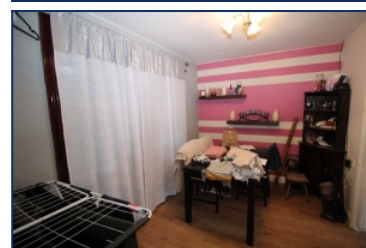
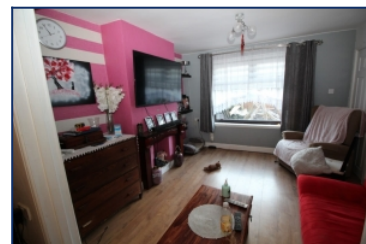


## Rockwell Road, West Derby, L12



## For Sale - £125,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- No Chain
- Ideal Buy to Let Investment Property (Tenanted At £700 Pcm)
- Good Condition Throughout
- New EPC Pending With C Rating
- Suitable for First Time Buyers
- Modern Fitted Kitchen & Bathroom
- Back Garden
- Close to Local Shops & Amenities
- Served By Excellent Transport Links
- Double Glazing & Gas Central Heating

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 85 square metres / 915 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

A three bedroom mid terrace house situated in the popular residential area of West Derby, L12. The property is in good condition throughout and there is a new EPC pending with a 'C' rating.

The ground floor consists of; entrance hall, living room, dining area, kitchen and back garden. To the first floor there are three bedrooms, family bathroom and separate W/C.

The property also benefits from front and rear gardens, double glazing and gas central heating.

As an investment, the property is currently tenanted at £700 per calendar month, please see our website for further information. Atlas Estate Agents can offer full management at a rate of just 10%. The property is also available with vacant possession upon completion.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

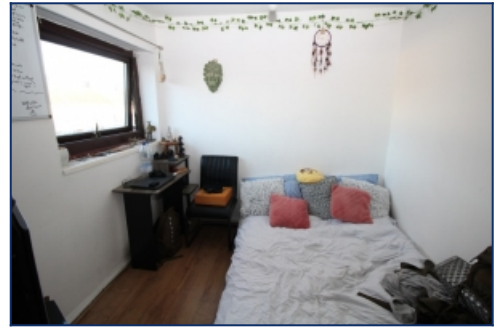
## Additional Images



Bedroom 1



Bedroom 2



Bedroom 3



Family Bathroom



Back Garden

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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.