# Enid Street, Toxteth, L8

## For Sale - £145,000 Offers in Excess of

## Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- No Onward Chain
- 10 Minute Drive from City Centre
- Open Plan Kitchen and Living Area
- Modern Kitchen with Integrated Oven and Gas Hob
- Spacious Family Bathroom with Overhead Shower
- Convenient Under Stairs Storage Area
- Three Bright Bedrooms with Large Windows
- Excellent Opportunity to Add Value Through Light Refurbishment
- Investment Opportunity

## Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 69 square metres / 744 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Washing Machine

## Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 18/08/1936 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 17/08/2935 (approx)
- Lease Term Remaining: 910 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn

## Description

Atlas Estate Agents is delighted to present this charming terraced house, located on Enid Street in the vibrant area of Toxteth, L8. This inviting property is now available for sale with no onward chain, offering a fantastic opportunity for first-time buyers or astute investors alike.

Upon entering, you are greeted by a spacious and contemporary open-plan kitchen and living area. The modern kitchen is equipped with an integrated oven and gas hob, perfect for culinary enthusiasts, while the generous reception space is ideal for relaxing and entertaining guests. Conveniently located under the stairs, you will find a practical storage area, ensuring a clutter-free living environment. The spacious family bathroom features an overhead shower

Ascending to the first floor, the accommodation comprises three bright and airy bedrooms, each boasting large windows that flood the rooms with natural light. These versatile spaces can be tailored to suit your needs, whether as comfortable sleeping quarters or functional home offices..

Situated just a 10-minute drive from the bustling city centre, this property combines suburban tranquillity with urban convenience. The home is perfectly positioned for easy access to local amenities, schools, and parks, making it a prime location for families.

With the added benefit of no onward chain, this terraced house offers an excellent opportunity to add value through light refurbishment. Whether you are looking to create your dream home or seeking a lucrative investment, this property on Enid Street presents a promising prospect.

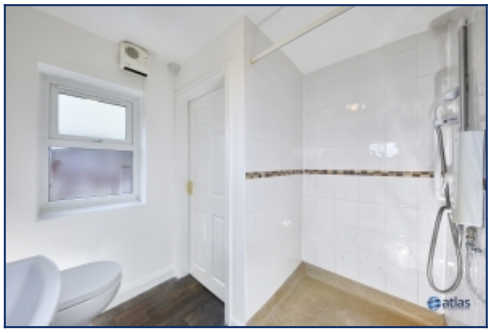
Don't miss out on this exceptional chance to own a piece of Toxteth's thriving community. Contact Atlas Estate Agents today to arrange a viewing and take the first step towards making this delightful house your new home.

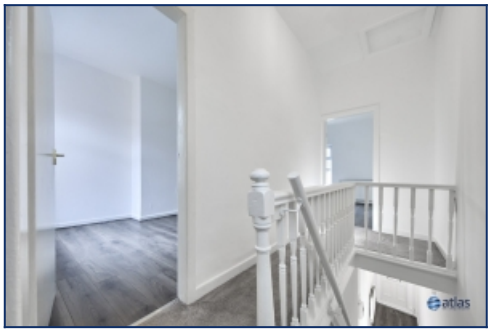
## Additional Images

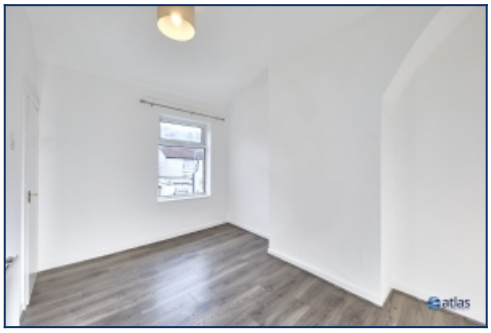
Kitchen

Bedroom 1

Lounge


Bathroom


Landing


Bedroom 2

Bedroom 3

Back Yard

Back Yard

## Floor Plans

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.