

## Boswell Street, Toxteth, L8



## For Sale - £170,000 Offers Over

### Key Features

- 4 Bedroom 1 Bathroom Terraced House
- EPC Rating: E
- No Onward Chain
- Opportunity to Add Value Through Refurbishment
- Two Bright and Airy Reception Rooms
- Spacious Kitchen Room with Door to Courtyard
- Convenient Under Stair Storage Area
- Four Good Sized Bedrooms
- Family Bathroom with Bath and Overhead Shower
- Private Gated Courtyard
- Situated in the Popular Toxteth, L8 Area - Walking Distance to Liverpool City Centre, Princes Park and Sefton Park
- Ideal Family Home/Investment Property

### Further Details

- Tenure: Leasehold
- No. of Floors: 3
- Floor Space: 93 square metres / 1,001 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Ground Rent: £1 per annum
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 25/03/1938 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 24/03/2937 (approx)
- Lease Term Remaining: 912 year(s) (approx)
- Service Charge: None
- Ground Rent: £1 per annum

### Rental Information

- Estimated Rental Value (ERV): £1,000 per calendar month
- Gross Yield (Based on ERV): 7.1%
- Tenancy Notes: Tenant is on a rolling contract and will vacate before completion.

### Description

Presented to the market by Atlas Estate Agents, this charming terraced house on Boswell Street in the heart of Toxteth, L8, offers a splendid opportunity for families and investors alike. This property is a canvas awaiting your personal touch.

As you step inside, you are greeted by two bright and airy reception rooms that promise endless possibilities for relaxation and entertainment. The spacious kitchen, opens up to a private, gated courtyard – an ideal spot for al fresco dining and summer gatherings.

This delightful abode features four well-proportioned bedrooms spread across three floors, providing ample space for family life or potential tenants. The accommodation includes a family bathroom equipped with a bath and overhead shower, ensuring comfort and convenience for all.

Practicality is key in this property, with a convenient under-stair storage area to keep your living spaces uncluttered and organized. The promise of no onward chain means a smooth and swift transition into your new home or investment venture.

Situated in the popular Toxteth area, this home is within walking distance to the vibrant Liverpool City Centre, as well as the serene Princes Park and Sefton Park. Enjoy the perfect blend of city living and peaceful retreat in a location that is second to none.

For those with a vision, this property presents a fantastic opportunity to add value through refurbishment, making it an ideal family home or investment property. Don't miss your chance to own a piece of this thriving community – contact Atlas Estate Agents today to arrange a viewing.

## Additional Images



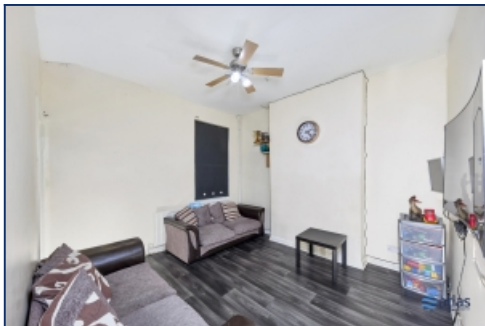
Loft Bedroom



Courtyard



Entrance



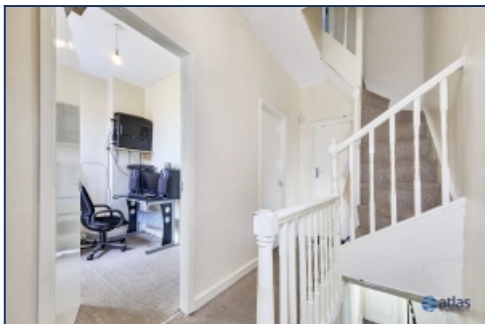
Back Reception Room



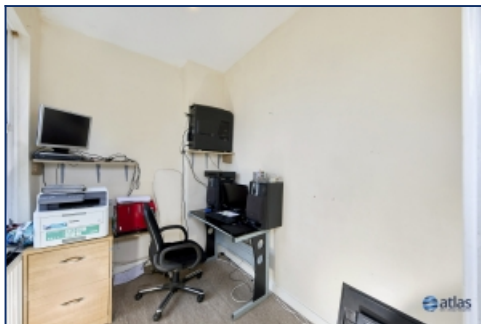
Kitchen



Kitchen



Landing



Bedroom 3



Bathroom

## Floor Plans



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.