



9 Wellington Street, Liverpool, Merseyside L22 8QL

Offers in the region of £250,000

Bluerow Homes are pleased to offer this attractive double fronted detached house which has previously been divided into 4 flats. The ground floor flats have been modernised and benefit from gas fired central heating, modern kitchens and bathrooms. The first and second require a programme of modernisation including kitchens, bathrooms and redecoration. All 4 properties are occupied and the tenants of the upper floors have been in occupation of each for over 20 years.

- Investment opportunity
- Listed building
- 4 self contained flats
- Tenants in situ
- Conservation area

Communal entrance

Apartment entrance

Flat 1

Flat 2

A modernised 1 bedroom flat currently returning £xxx pcm

Lounge

11'10" (max) x 13'10" (max) (3.61 (max) x 4.22 (max))

Window to rear, wooden flooring, access to kitchen.

Kitchen

5'10" x 8'7" (1.78 x 2.62)

Modern fitted kitchen with a range of wall and base units, oven, hob, extractor hood; space for fridge freezer, door to rear yard and utility room.

Utility Room

Having space and plumbing for washing machine and drying space.

Bedroom

12'7" x 10'9" (3.84 x 3.30)

Large window to front, radiator,

Bathroom

White 3 piece suite with shower over bath, fully tiled wall and floor, extractor fan.

Flat 3

A good sized 2 bedroom flat requiring some modernisation currently returning £xxx pcm

Lounge

12'7" (plus recess) x 14'1" (3.84 (plus recess) x 4.30)

Single glazed window to front, radiator, wall hung gas fire, door to large storage/study area.



Kitchen

12'2" x 8'3" (3.71 x 2.54)

Good sized kitchen fitted with a range of units, stainless steel sink & drainer, wall mounted boiler, lino flooring, part tiled walls, storage cupboard.



Bedroom

10'9" (plus recess) x 13'10" (3.30m (plus recess) x 4.24)

Single glazed window to front, radiator.



Bedroom

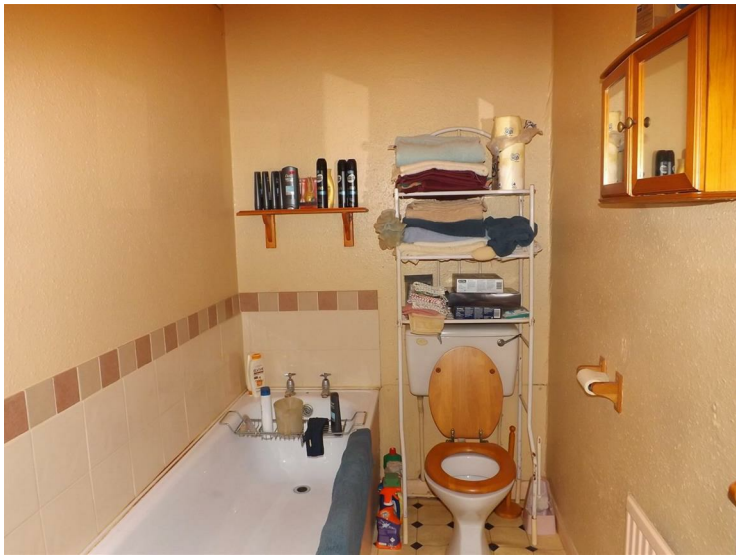
8'6" x 13'10" (2.60 x 4.22)

Single glazed window to rear, radiator.



Bathroom

White 3 piece suite, lino floor, part tiled walls, radiator



Flat 4

A charming, quirky 2 bedroom flat in need of modernisation currently returning £xxx pcm

Lounge

10'1" x 14'8" (some restricted headroom) (3.08 x 4.48 (some restricted headroom))

Single glazed window to side plus velux windows to front, radiator, gas (?) fire.

Kitchen

6'6" x 11'4" (some restricted headroom) (1.99 x 3.46 (some restricted headroom))

Fitted with a selection of units and worktops, velux windows to rear, lino floor, part tiled walls.

Outside

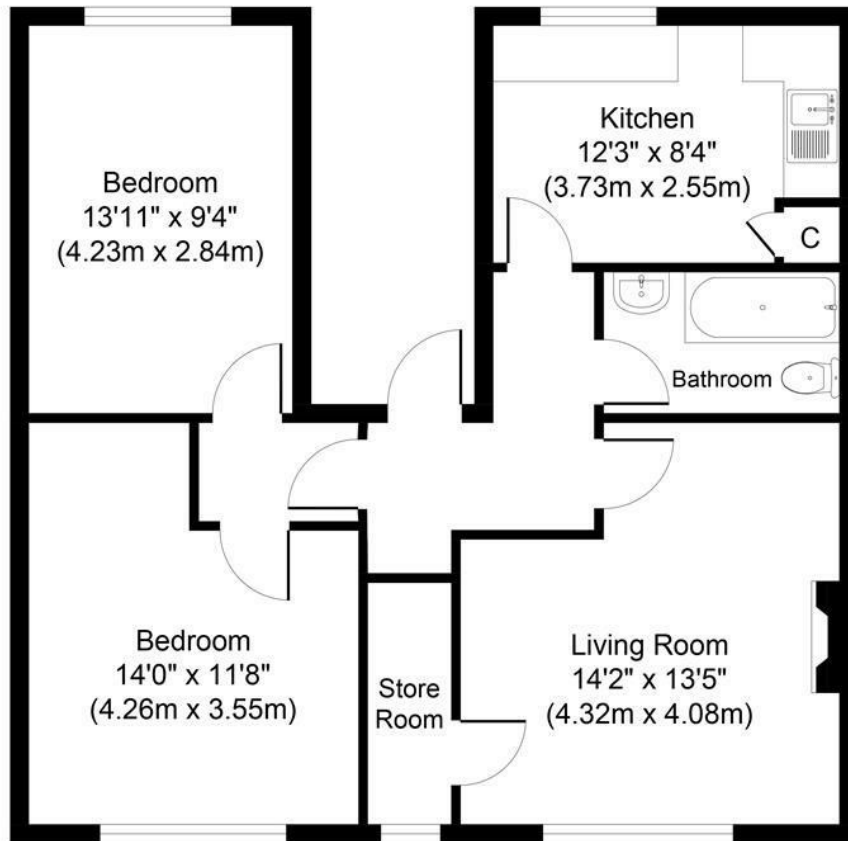
Flats 1 & 2 have access to the communal enclosed rear yard.



Important Notes

1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment,

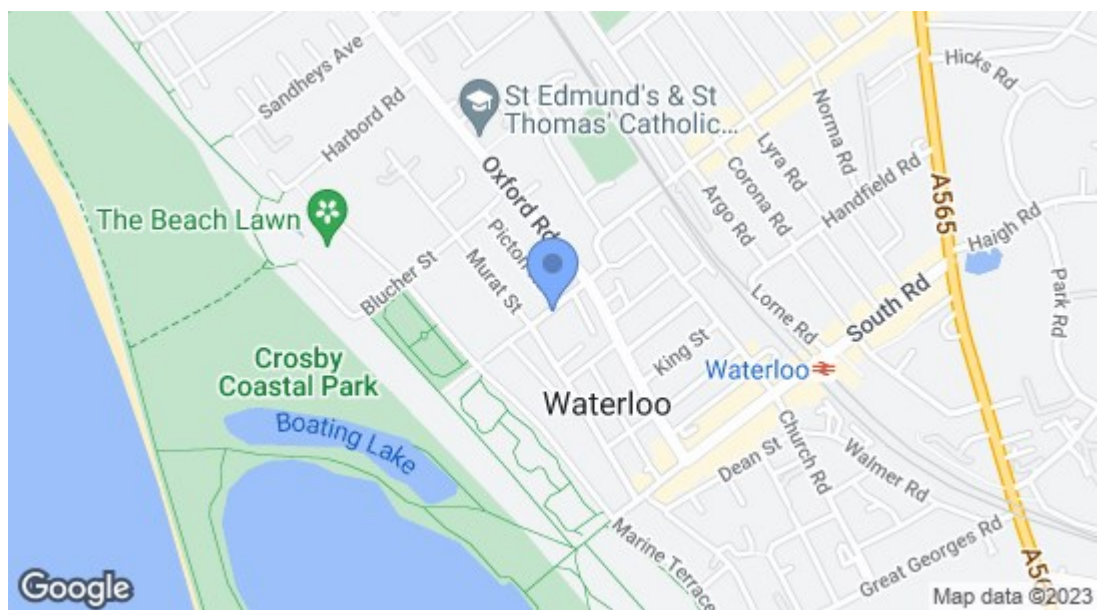
fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Approximate Floor Area
707 sq. ft
(65.76 sq. m)

Copyright V360 Ltd 2017 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



116 Duke Street, Liverpool, Merseyside, L1 5JW
 Tel: 0151 709 9638
 sales@bluerowhomes.co.uk
 www.bluerowlettings.com

bluerow
 SALES | LETTINGS | INVESTMENTS