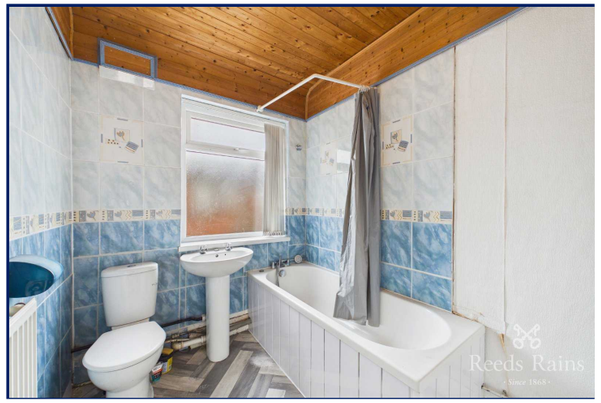


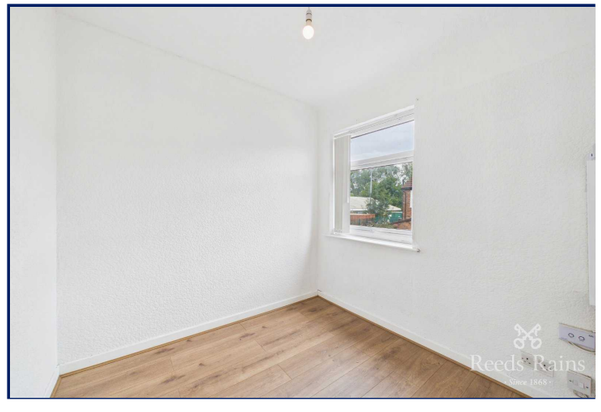


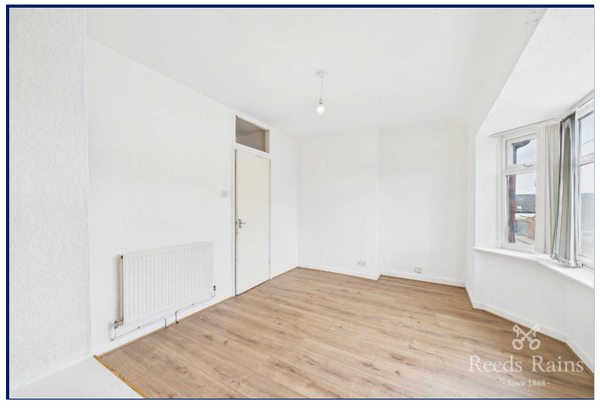












Empress Road, Anfield, Liverpool,
Merseyside, L6

Asking Price: £125,000
Freehold

Reeds Rains

reedsrains.co.uk

Empress Road, Anfield, Liverpool, Merseyside, L6

Asking Price: £125,000 Freehold

Council Tax Band: A
EPC Rating: D

No Onward Chain - Vacant Possession

New to market, this recently-updated, two bedroom mid terrace home with major benefit of no onward chain and currently vacant!

The property has been utilised as an investment property but is more than welcome to owner occupiers looking for a great starter home and with potential to update and place your own stamp on.

The home sits within a quiet cul-de-sac in the Anfield area of Liverpool, with excellent transport links, bus routes and a short drive into the city centre of Liverpool.

The home comprises; entrance hall, spacious living room, kitchen to the rear with a sizeable yard to the rear, access via communal alleyway to the front of the property. To the first floor, two double bedrooms, a three-piece family bathroom and large storage cupboard to the top of the stairs.

Recently refurbished with new carpeting and flooring throughout, a brand new boiler and some new kitchen units. The property also benefits from Upvc double glazing throughout and is fairly energy efficient.

Council Tax band - A
EPC Grade - D

TWO BEDROOM MID TERRACE

EXTERNAL
On-street resident parking to the front of the home, alley access to rear yard.

GROUND FLOOR

Hall
Entrance to the property, provides access to living room and stairs to first floor.

Living Room
13'7" (4.14) x 13'9" (4.2) (approx)
Spacious living space with bay-window plus storage space under-stairs and access to kitchen.

Kitchen
13'7" (4.14) x 7'11" (2.41) (approx)
Sizeable kitchen to the rear of the home with two windows overlooking rear yard.

FIRST FLOOR

Landing
First floor landing, provides access to both bedrooms, bathroom and storage cupboard.

Bedroom 1
14'2" (4.32) x 9'1" (2.77) (approx)
Main bedroom to the front of the home with space for double bed and wardrobe, storage space above stairwell.

Bedroom 2
8'10" (2.7) x 8' (2.44) (approx)
Smaller bedroom to the rear of the home which also houses boiler.

Bathroom
6'3" x 7'10" (approx) (1.9m x 2.4m (approx))
Three-piece family bathroom with bath and shower facilities, toilet and wash basin.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk