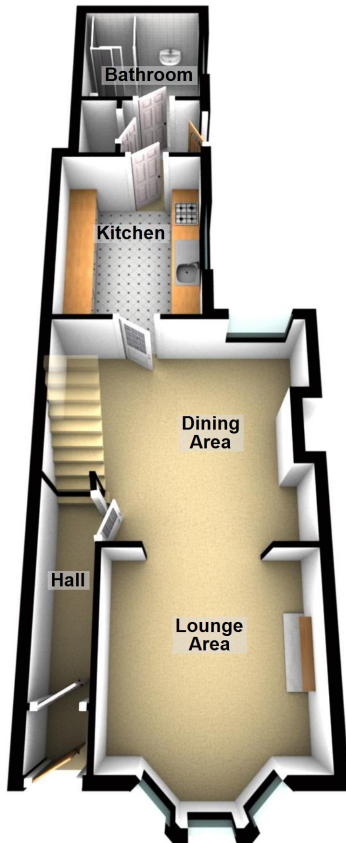




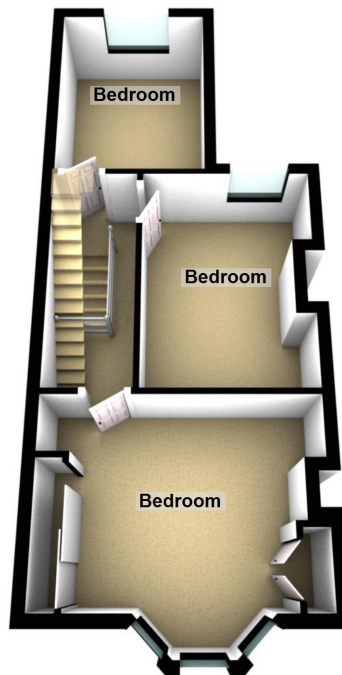
- * Book A Viewing Online Now; Visit www.logicstates.co.uk
- * Four Bedroom Extended Terraced House
- * Dorma
- * Two Reception Rooms
- * Gas Centrally Heated
- * Double Glazed



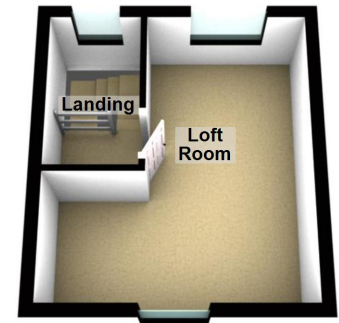
Ground Floor



First Floor




Second Floor




Hartwell Street, Liverpool

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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Accommodation Comprises Of;

Ground Floor:

Entrance Hall With Stairs To 1st Floor

10'1" x 9'3" - Front Lounge With Bay Window & Gas Fire

12'3" x 12'7" - Dining Room With Through Access To Lounge

8'3" x 10'6" - Fitted Kitchen With Access To The Rear Yard

6'8" x 7'3" - Fitted Bathroom To The Rear Of The Property

First Floor:

12'8" x 12'5" - Bedroom One (Double)

12'3" x 7'9" - Bedroom Two (Double)

7'2" x 8'3" Bedroom Three (Double)

Second Floor Loft:

Dorma Bedroom (Double)

Exterior:

Rear Yard

Investment Data:

Rent = £550 pcm (approximate rent achievable)

Gross Yield = 7.6% (approximate yield based on purchase at the asking price)

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