

2 Bed Terraced In Wilburn Street , Liverpool, L4 4EA

£108,000





SHORT DESCRIPTION

Property Ref: 17543 This beautifully renovated 2-bedroom terraced home in Liverpool L4, has been comprehensively refurbished and is ready to move into or let out immediately, with no additional spend required. The property benefits from a full programme of works just completed, including brand new flooring and carpets throughout, a newly fitted kitchen, and a newly fitted bathroom. Brand new combi boiler with 5-year warranty, and the works are fully certified with gas safety certificate and building control certificate are both in place, giving buyers full peace of mind that everything has been done properly and signed off. Every major element of this home has been replaced. For investors, Walton and the surrounding L4 area continues to be one of Liverpool's strongest rental markets, with high tenant demand and strong yields. Properties in this postcode consistently achieve rental incomes in the region of £650 to £750 pcm, representing gross yields of 7 to 8% and well above the national average. With all major works completed and fully certified, a tenant can be placed with minimal void period. The property's proximity to Anfield Stadium, one of Liverpool's biggest visitor attractions, also opens strong potential for short-let and Airbnb income, driving year-round demand. For owner-occupiers, this is a rare opportunity to purchase a genuinely move-in ready 2-bedroom home where everything has already been done to a high standard, simply bring your suitcase. Offered for sale with no chain. Suitable for cash buyers and mortgage purchasers. Viewings highly recommended. Property Type: Terraced Full selling price: £108000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: A EPC rating:D Measurement: 548.959 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant ----

2

Bed Room(s)

1

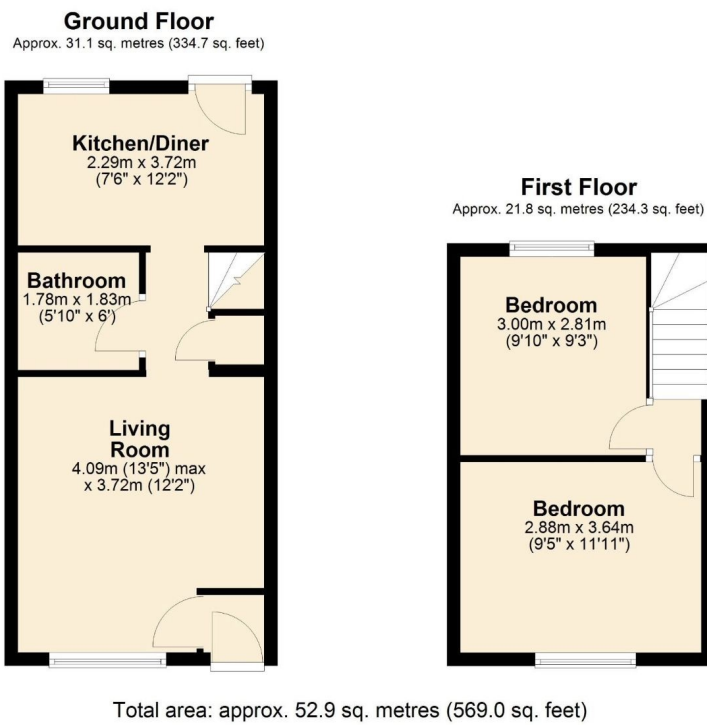
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	51 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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