

Botanic Place

L7 0ER

£80,000

venmore



To arrange a
viewing call us on
0151 733 9000

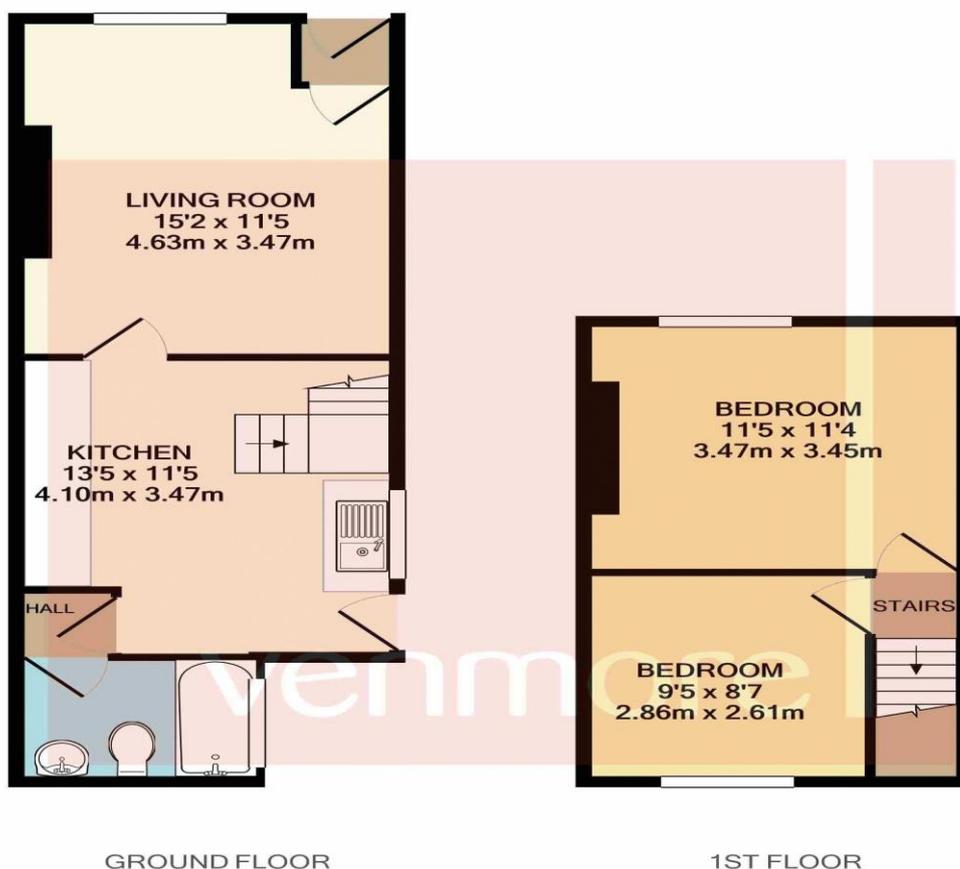
- Two double bedrooms
- Large living room
- Ideal investment

- Downstairs bathroom
- Yard to the rear
- NO CHAIN

Venmores are delighted to present to the sales market this two bedroom end terrace property in Botanic Place, L7. The property briefly comprises; entrance vestibule, living room, kitchen and downstairs family bathroom. To the first floor are two double bedrooms. Externally the property benefits from a yard to the rear. Internal inspection comes highly recommended by the agent. NO CHAIN.



Floor Plan & FPC



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Botanic Place

Tenure: Freehold

The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

Contact Venmores - Allerton
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