



64 Hawkins Street, Liverpool , Merseyside L6 6BZ
Offers in excess of £75,000

Located in the vibrant area of Kensington, Liverpool, offering convenient access to local amenities, schools, public transport, and is within a short distance to the city centre and universities, making it a desirable area for both tenants and investors.

This is a well maintained, two bedroom terraced house perfect for investors seeking a property with an existing tenant in situ providing flexibility and immediate rental income for the the new owner.

As you step inside you are welcomed by a light and airy lounge through to dining area and separate kitchen and bathroom. Upstairs you will find two generously sized bedrooms.

Freehold Property
Chain free
Council Tax band A
EPC D

Please call 0151 709 9638 or email lauren@bluerowhomes.co.uk

Entrance Hall

Door leading into living room

Living Room

10'4" x 11'0" (3.17 x 3.37)

Wood laminate flooring, double glazed windows, radiator, doors leading to dining room

Dining Room

10'5" x 10'4" (3.19 x 3.17)

Laminate flooring, radiator, stairs leading to upper floor, French doors to Living room and door to kitchen

Kitchen

Wall and base units, work surfaces, appliances include oven and hob, fridge and freezer, door leading to rear yard

Bathroom

Three piece white suite, low level w.c, panel bath with glazed screen and shower over, pedestal wash hand basin, uPVC frosted double glazed window, part tiled walls, tiled floor

Double Bedroom One

10'4" x 10'11" (3.17 x 3.35)

Front facing with wood stripped floor, radiator, double glazed window

Double Bedroom Two

7'7" x 10'3" (2.33 x 3.14)

Wood strip floor, uPVC double glazed window, cupboard housing gas central heating combi boiler, radiator

Yard

Small rear yard



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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

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