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Rufford Road, Fairfield, Liverpool, L6

Guide Price: £100,000 + Fees



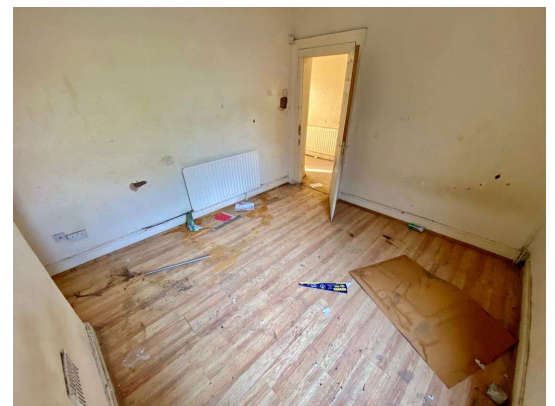
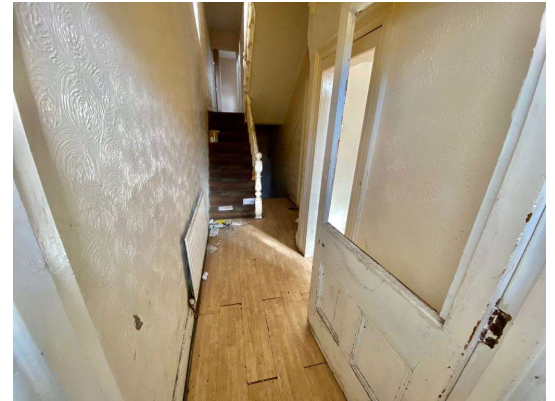
- For sale by Unconditional Auction with Variable Fee
- Substantial three bedroomed property in Liverpool
- Conveniently situated just over two miles from Liverpool city centre
- Two reception rooms
- Available to View Immediately
- EPC Rating- E

For sale by Unconditional Auction with Variable Fee

Terraced House

Property Description:

Situated off Prescott road, just over two miles from Liverpool City Centre, this three-bedroom property is well placed for access to all local amenities and services. The local area provides a full range of shopping facilities, independent businesses, and schools for all ages. Liverpool City Centre is easily accessible in just over ten minutes. There are good road links nearby with Prescott road linking to the motorway network, regular bus services in the area and Wavertree, Edge Hill, Liverpool Lime St and Liverpool Central train stations all within easy reach. The local area provides plenty of outdoor spaces including Newsham Park and Gardens and Wavertree Botanic Gardens. The Royal Liverpool Hospital is also just one mile from the property, easily accessible via public transport if necessary.



This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Purchasers are responsible for taking their own measurements and checking dimensions etc. Plan produced using Part2ip.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Revive Property Sales and Lettings Limited Company Number 12457348
Registered Office: 3 County Road, Walton, Liverpool, L4 3QA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	