



**Fourth Avenue
Liverpool
Merseyside
L9 9DS**

Offers in Excess of £77,000

bettermove

Fourth Avenue Liverpool

Bettermove are delighted to welcome to the market this charming two bedroom terraced house in Fazakerley, available with no forward chain.

The property is vacant for immediate possession. The council tax band is A.

The interior of this well-presented property consists of a bay-fronted living room, fitted kitchen and WC on the ground floor. The first floor comprises two bedrooms and the family bathroom. There is a small enclosed yard to the rear.

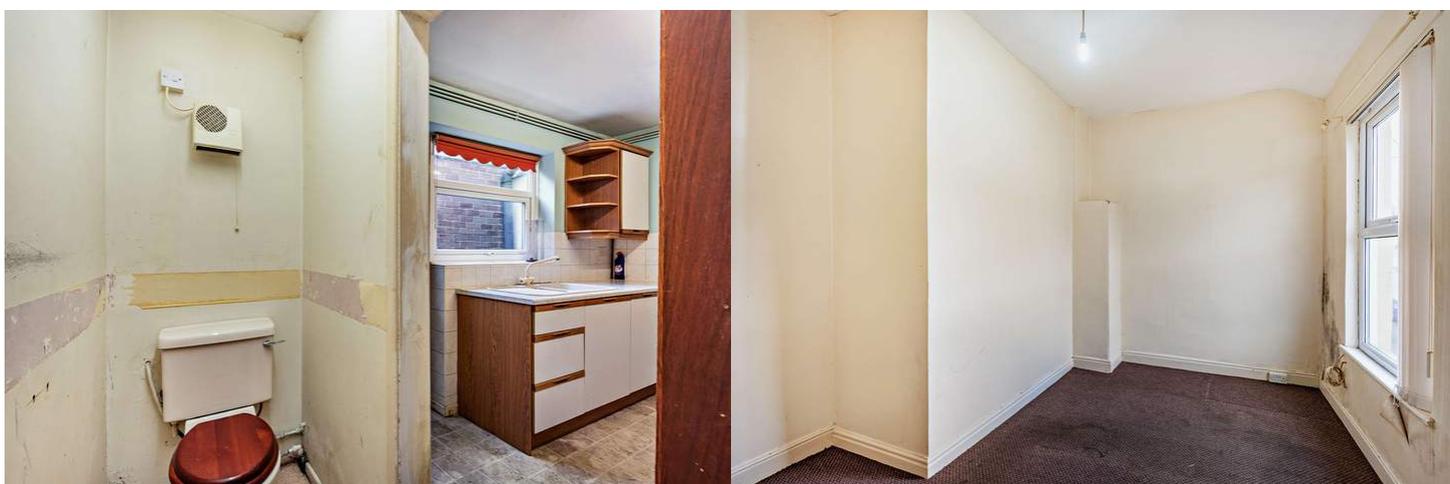
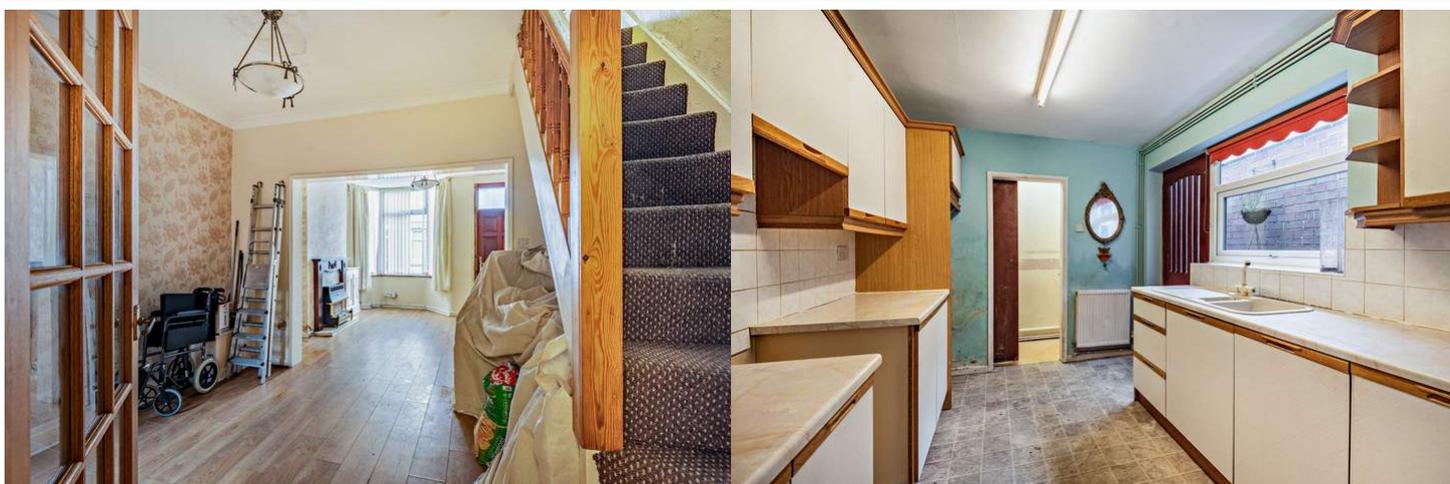
Situated in the popular suburb of Fazakerley, the property is located close to Aintree University Hospital, making this an ideal location for investors. A range of amenities can also be found nearby, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from the A59, M57 and Fazakerley train station, linking the property with Liverpool city centre.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

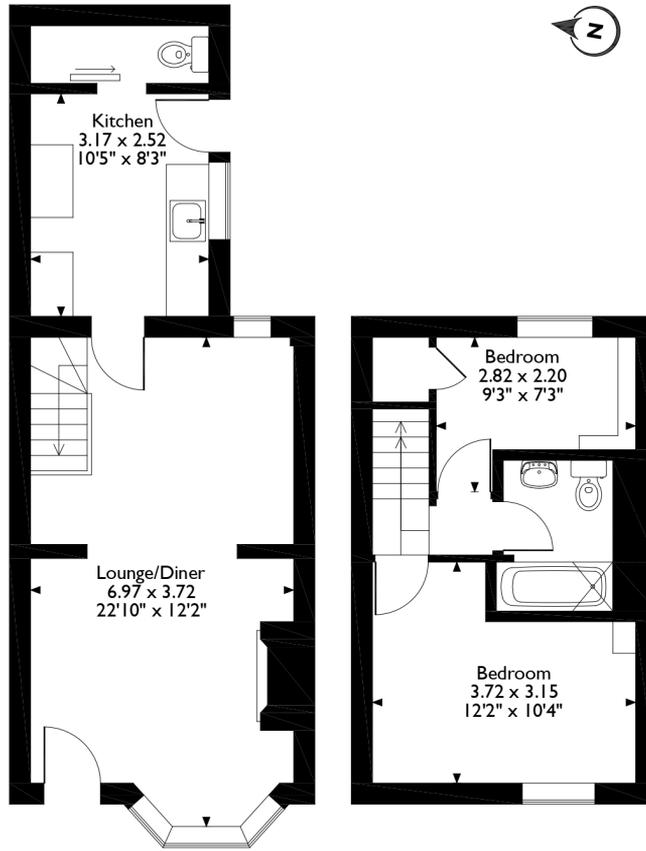
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Fourth Avenue, Liverpool, Merseyside

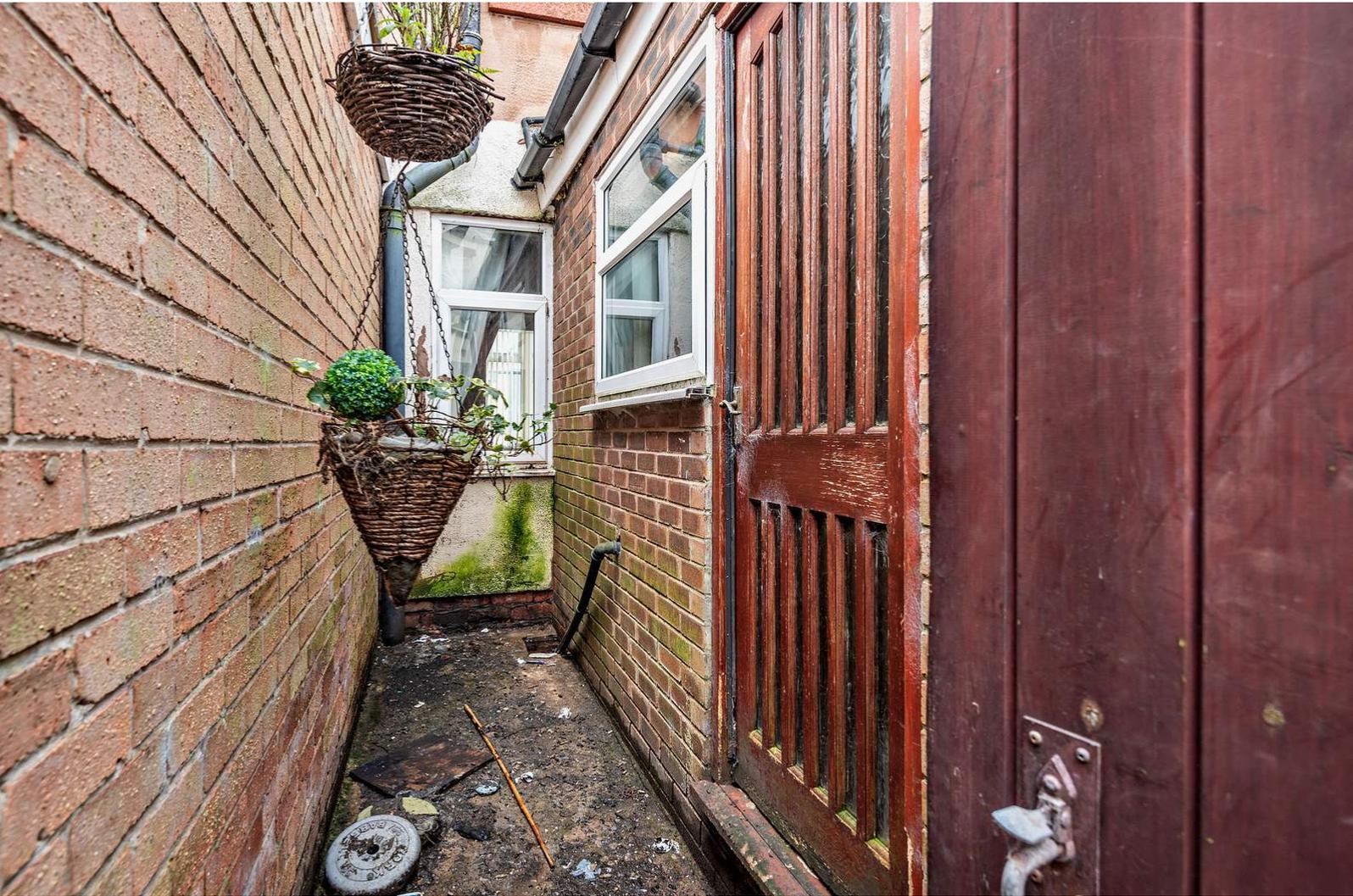


Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk