



**Macbeth Street  
Liverpool  
Merseyside  
L20 7EE**

**Offers in Excess of £113,000**

**bettermove**

# Macbeth Street Liverpool

Bettermove are proud to present this 2 bedroom Maisonette in a sought after residential area of Liverpool available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is A.

This is a leasehold property with 107 years remaining on the lease; the ground rent is £10 per annum and the service charge is approximately £396.58 per annum.

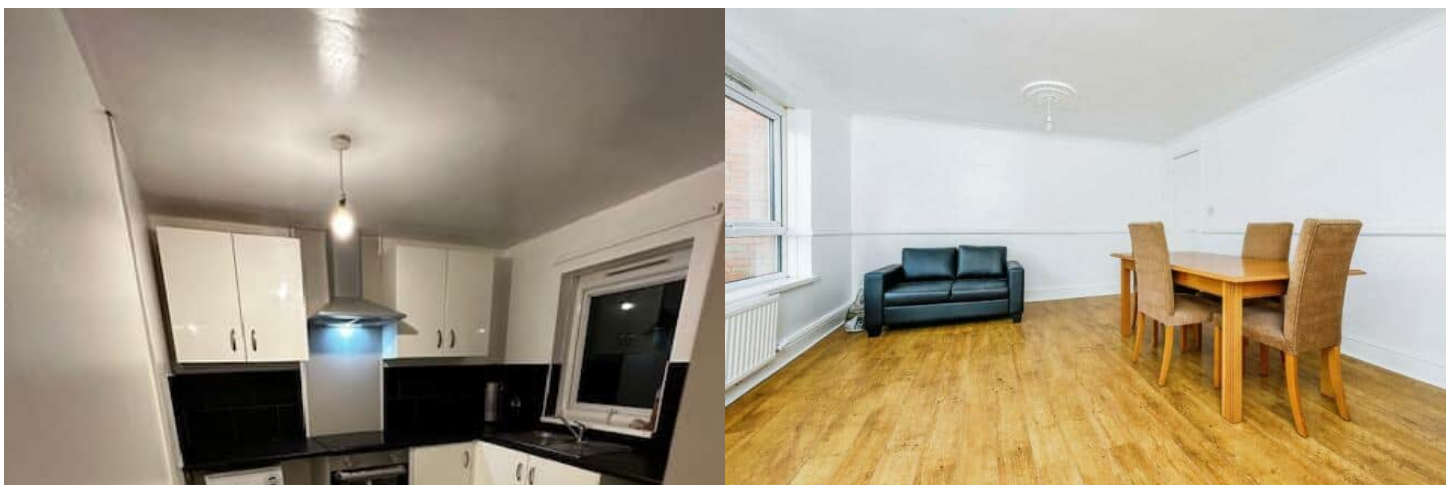
The interior of this beautifully presented property comprises a private entrance from the ground floor which leads to access to the private rear garden and the first floor living space. On the first floor there is a spacious reception room, 2 bedrooms, the fitted kitchen and the bathroom. The exterior of the property boasts a private rear garden, perfect for enjoying the summer months.

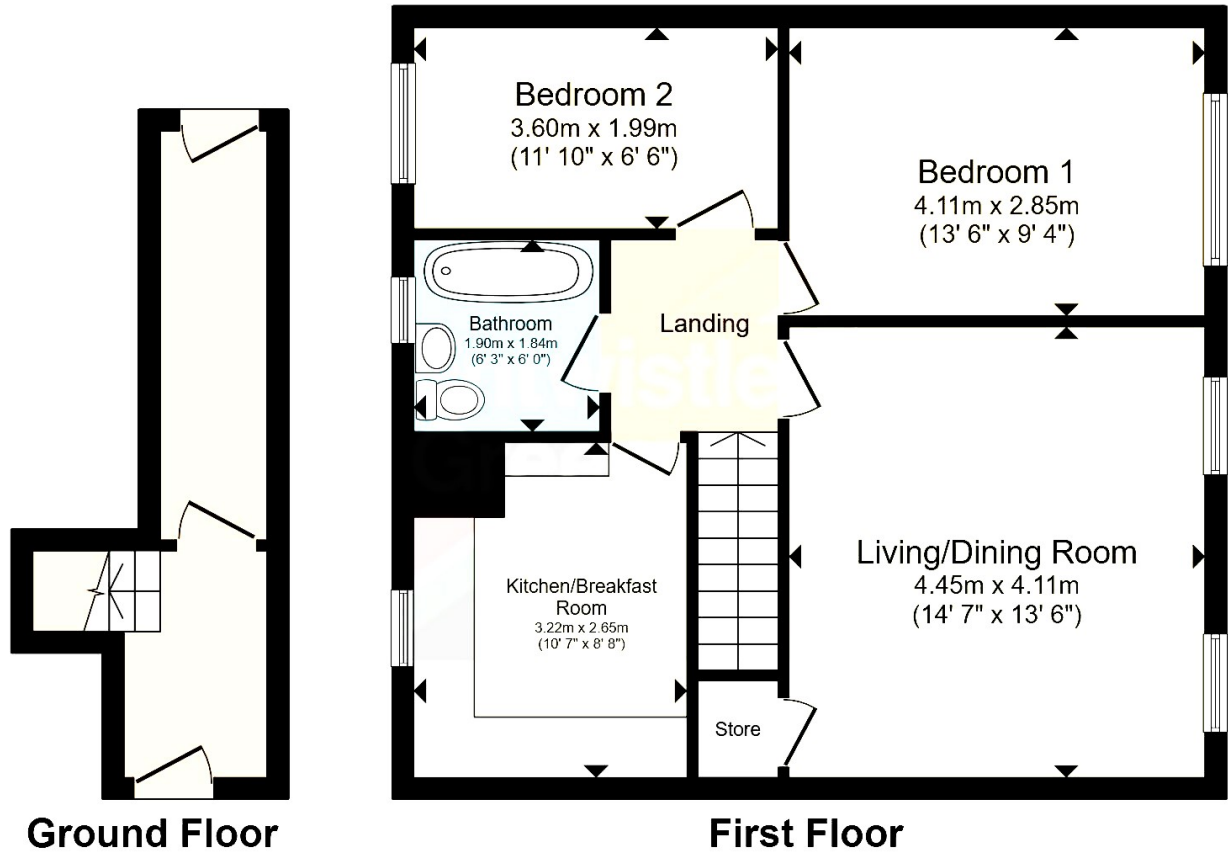
Located in the popular residential area of Liverpool, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bank Hall and Kirkdale Train Stations, the A59 and many local bus routes. The flat is located exactly 1.5 miles to Bramley-moore dock stadium and 1.9 miles to Anfield stadium.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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.





Total floor area 66.1 m<sup>2</sup> (711 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>78</b>	<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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](http://www.bettermove.co.uk)