



# Inglebys

Estate Agents



## 19 Liverton Terrace

Liverton Mines, TS13 4QG

**£87,500**



This deceptively spacious terraced house presents an excellent investment opportunity. The property boasts two spacious reception rooms, three well-proportioned bedrooms and an extensive rear garden with off street parking.

Sold with tenants in situ, making it a perfect choice for investors looking to generate immediate rental income without the hassle of finding new tenants.



Tenure: Freehold

Council Tax Band: A

EPC Rating: D

**Open Plan Living Room / Dining Room 11'2" x 14'5" (3.41 x 4.40)**

Double glazed windows to the front and rear aspects.  
Under-stair storage cupboard.

**Kitchen 9'7" x 9'2" (2.93 x 2.8)**

Double glazed window to the rear aspect.  
A range of fitted wall and base units with laminated roll top work surfaces.  
Stainless steel sink unit with mixer tap.  
Baxi duotec boiler.  
Integrated single electric oven and matching electric hob,  
Overhead extractor hood.  
Vinyl flooring.

**Ground Floor Bathroom 9'2" x 4'1" (2.8 x 1.25)**

Frosted, double glazed window to the rear aspect.  
Low level WC.  
Panelled bath with shower over.  
Pedestal wash hand basin.  
Wood effect vinyl flooring.

**Bedroom One 14'5" reducing to 10'1" x 10'2" (4.41 reducing to 3.08 x 3.12)**

Double glazed window to the front aspect.

**Bedroom Two 11'5" x 7'1" (3.49 x 2.18)**

Double glazed window to the rear aspect.

**Bedroom Three 8'5" x 6'11" (2.59 x 2.11)**

Double glazed window to the rear aspect.

**External**

To the rear of the property is an extensive garden, mainly laid to lawn, with double gates and hard standing for off street parking.  
The front garden is enclosed.

**Disclaimer**

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

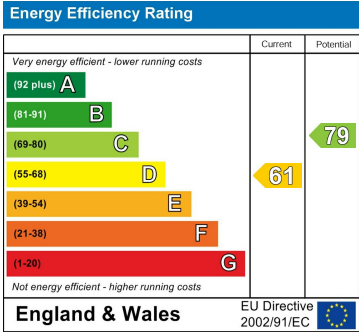
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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