



**marshall**  
letting • management • sales

City Centre Branch

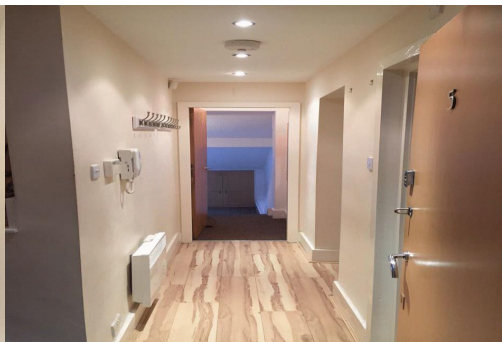
83 – 85 Dale Street | Liverpool | L2  
2HT  
www.marshall-property.co.uk  
city@marshall-property.co.uk  
0151 242 0870

South Liverpool Branch

372 Smithdown Road | Liverpool | L15 5AN  
www.marshall-property.co.uk  
enquiries@marshall-property.co.uk  
0151 733 1879



- Upper floor apartment
- Currently let at £750 per month
- Modern kitchen and bathroom
- Two bedrooms
- Available with vacant possession
- Close to Sefton park



**4 Greenheys Road, Liverpool**  
L8 0SX

**Asking Price:**  
**£109,000**

Spacious 2 bedroom apartment of Croxteth road in the Sefton Park area of Liverpool. The property is in an ideal location within walking distance of Sefton park, Smithdown road and also on direct bus routes into the city centre.

The apartment comprises of; Open plan lounge and kitchen with high gloss fitted units and integrated appliances. Modern bathroom with three piece bathroom suite and shower over the bath. The property benefits from two spacious bedrooms.

The property would be an excellent investment purchase, with a current rental of £750.00

Contact our office today to organise your viewing 0151 7331879 or email [enquiries@marshall-property.co.uk](mailto:enquiries@marshall-property.co.uk)



**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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**Energy Performance Certificate**



HM Government

34, Colton Road, LIVERPOOL, L25 1NJ

Dwelling type: end-terrace house  
Date of assessment: 06 October 2015

Reference number: 8835-7020-4609-3086-1902  
Type of assessment: RdSAP, existing dwelling



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