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**141 Westminster Road, Liverpool, Merseyside L4 4LW**

**Asking price £57,500**

Nestled on Westminster Road in the vibrant city of Liverpool, this charming ground floor studio flat presents an excellent opportunity for those seeking a comfortable and convenient living space. The property features a well-proportioned reception room that serves as a versatile area for relaxation and entertaining. The bedroom, thoughtfully designed, offers a peaceful retreat, ensuring a restful night's sleep.

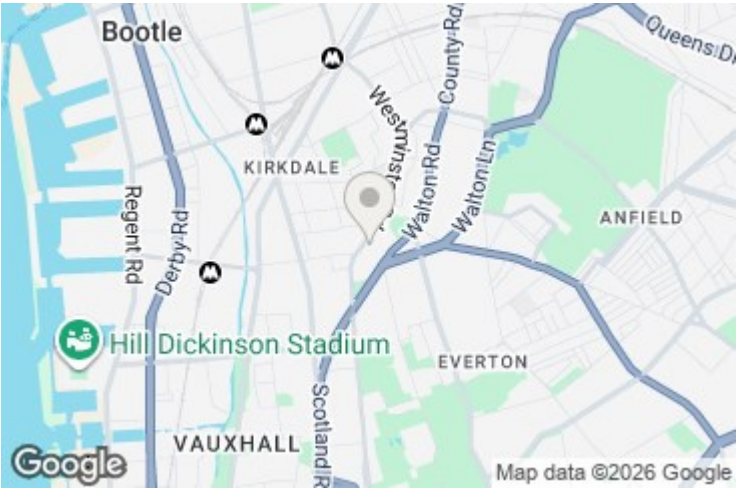
The flat includes a modern bathroom, providing all the necessary amenities for daily living. One of the standout features of this property is the access to a delightful rear yard, perfect for enjoying the outdoors or hosting small gatherings.

This studio flat is ideally situated, offering easy access to local shops, restaurants, and public transport links, making it an excellent choice for both first-time buyers and investors alike. With its practical layout and prime location, this property is sure to appeal to those looking for a blend of comfort and convenience in the heart of Liverpool. Don't miss the chance to make this lovely flat your new home.

Bathroom



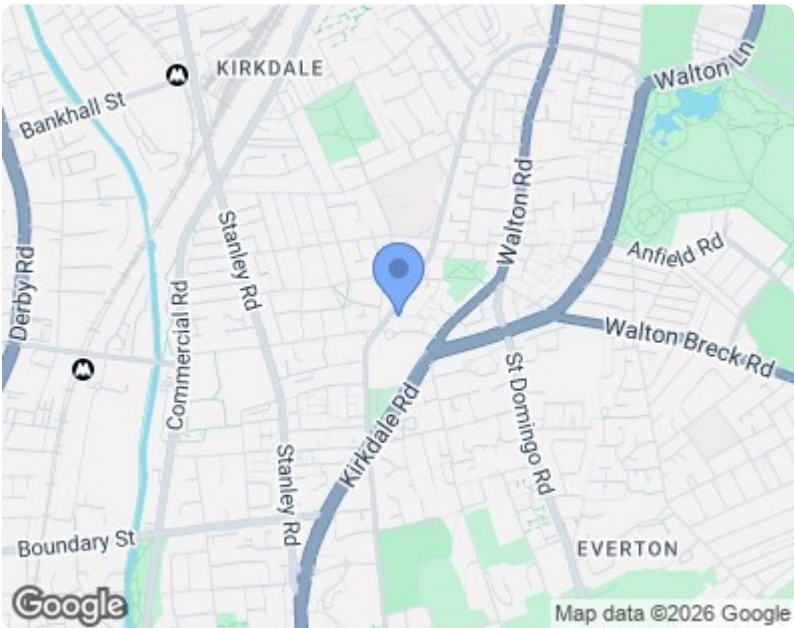
Bedroom



Yard



Kitchen



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |