



Description A fantastic opportunity to acquire a Freehold three storey double fronted semi-detached property converted to provide 4 good sized self-contained flats (2x2 bed duplex, 1x1 bed and 1x2 bed). The property benefits from most of its original features to include the ground floor shutters and ornate plaster coving to most rooms and each flat has central heating. There is a large rear garden and a front forecourt with parking for 7/8 cars. The ground floor duplex flat has 2 bedrooms, 2 bathrooms and a large rear lounge with French doors overlooking the garden. The first floor flat also has 2 bedrooms and 2 bathrooms and a large rear living room with French doors leading to the balcony overlooking the garden. Two of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £13,560. The 2 vacant flats are suitable for occupation or investment purposes and when fully let the potential rental income is approximately £35,000 per annum. The property has bags of potential and would be suitable for conversion back to provide excellent family accommodation or alternatively it could be converted to provide 6/7 flats subject to any relevant consents.



Situated Just off Sefton Park Road in a Conservation Area and in a very popular and well established residential location within close proximity to local amenities, Sefton Park, Princes Park and approximately 2 miles from Liverpool City Centre.

Cellar With potential to convert to provide residential accommodation

Ground Floor Main entrance Vestibule, Hallway. **Flat 1** – Lounge (5.0 x 4.1 metres), Kitchen/Diner (5.0 x 2.9 metres), Bathroom/WC (2.4 x 1.6 metres), Landing/Office space (4.4 x 2.4 metres) with stairs to the lower ground level providing 2 bedrooms, (Bedroom 1 4.7 x 3.3 metres with walk-in wardrobe 2.5 x 1.1 metres), (Bedroom 2 4.7 x 3.4 metres) and WC (1.1 x 0.9 metres). Bedrooms benefit from underfloor heating.

Flat 2 – Lounge (7.6 x 4.9 metres) with French doors overlooking the rear garden, Kitchen (4.0 x 3.6 metres with utility Room off at 3.3 x 2.9 metres), Dining Room (5.0 x 4.6 metres), Shower Room/WC (1.7 x 1.7 metres), Office (3.0 x 2.5 metres). Spiral staircase leading to the first floor providing 2

Bedrooms (Bedroom 1 4.6 x 4.4 metres) (Bedroom 2 4.6 x 3.6 metres) with a balcony, Bathroom/WC (2.4 x 3 metres).

First Floor Flat 5 – Hall, Large Lounge (5.9 x 4.8 metres) with balcony, Kitchen (3.0 x 2.5 metres), 2 Bedrooms (Bedroom 1 5.0 x 4.2 metres) (Bedroom 2 5.0 x 4.1 metres), Shower Room/WC, Bathroom/WC (3.7 x 2 metres estimate).

Second Floor Flat 6 – Open plan lounge/kitchen (5.0 x 4.9 metres), Bedroom (5.0 x 4.3 metres) with balcony, Bathroom/WC (2.2 x 1.8 metres), Utility/Cloakroom.

Outside Garden to the rear, Large driveway with space for several cars.

