



- **A substantial 6 bed roomed semi detached property with land to the rear which has planning permission for a pair of 3 bed semi detached houses. Double glazing. Central heating. Gardens.**

Description A good sized 6 bed roomed three storey semi-detached property benefiting from double glazing, central heating and front and rear gardens. The property would be suitable for a variety of uses including a large single dwelling, conversion to provide several flats or a 8 bed HMO Investment opportunity, subject to any necessary consents. If the property was let to 8 tenants at £75 pppw the potential rental income would be in excess of £31,200.00 per annum. There is also a plot of land to the rear which benefits from planning permission to erect a pair of 3 bedroomed semi-detached houses. Planning Reference No: 17F/1897. An internal inspection is strongly recommended.



Not to scale. For identification purposes only

Situated Off Queens Drive in a popular and well established residential location within close proximity to local amenities, Schooling, Old Swan and Tuebrook amenities and approximately 4 miles from Liverpool City Centre.

Cellar Not inspected

Ground Floor Vestibule, Hallway, Front Living Room, Rear Dining Room, Large Kitchen/

Diner, Shower Room/WC, Conservatory.

First Floor Utility Room/Office, Shower Room/WC, 3 Double Bedrooms.

Second Floor 3 Double Bedrooms, Bathroom/WC.

Outside Front Yard, Rear Garden with outhouses. Land to the rear.



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