



- **A substantial victorian double fronted semi-detached property. New roof. New central heating. Double glazing.**

**Description** A substantial Victorian double fronted semi-detached property previously used as a Care Home and which has recently undergone some refurbishment works to include a new roof and new central heating system and some modernisation. To the ground floor there are 7 rooms, kitchen, WC and wet room/WC. To the first floor there are 6 bedrooms (2 with en-suite shower/WC) and to the second floor there is a 3 bedroomed self-contained flat. To the rear of the property there is a single storey bungalow providing 5 bedrooms each with their own WC. The property has bags of potential and would be suitable for a number of uses to include a HMO Investment opportunity or a Bed & Breakfast subject to obtaining the necessary planning consents. Planning has previously been approved for a 5 bedroomed guest house. Planning ref: 18/00477/COU. Interested parties are advised to make their own enquiries. We would strongly recommend viewing the property to appreciate the size and it's potential.

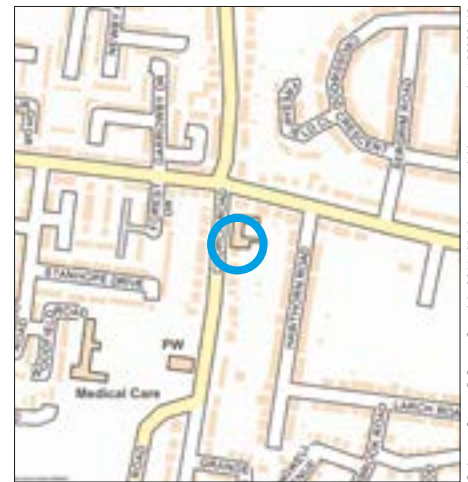
**Situated** Fronting Church Road which in turn is off Roby Road in a popular and well established residential location within close proximity to Huyton Village amenities, transport links to include the M62 motorway and the new Liverpool Shopping park which is less than 15 minutes away by car. Liverpool City centre is approximately 7 Miles away.

**Ground Floor** Hallway, 3 reception rooms, WC, Office, Kitchen, Study, WC, 2 conservatories. Bungalow – 5 Rooms, Laundry Room, Bathroom.

**First Floor** 1 Bedroom (En-suite Shower/ WC), 5 Further Bedrooms, 2 Shower Rooms/ WC

**Second Floor Flat** Kitchen, Lounge, 3 Bedrooms, Bathroom/WC.

**Outside** 2 Conservatories, Large Rear Garden, Driveway for several cars.



Not to scale. For identification purposes only