



- Substantial three storey plus basement double fronted Victorian property
- Plus land suitable for redevelopment (subject to any necessary consents)

A substantial three storey plus basement double fronted Victorian property which is in a derelict state of repair having suffered some fire damage and is mostly back to bare brick. Following a full upgrade and scheme of refurbishment works the property would be suitable for a variety of uses, to include conversion to provide self contained flats or a HMO investment opportunity, subject to any necessary consents. Also included in the sale is the land at 1 Normanton Avenue which is a cleared site with no current permissions in place. The land would be suitable for redevelopment, subject to any necessary consents. The property is suitable for cash buyers only.

Situated On the corner of Normanton Avenue and Aigburth Road in a very popular and well established residential location within walking distance to local shopping amenities and Sefton Park, and approximately 4 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway, two Front Rooms, two

Rear Rooms, Shower Room/WC, Kitchen.

Half Landing Two Rooms, WC.

First Floor Kitchen, three Rooms.

Second Floor Five Rooms, Attic Room.



Outside Gardens and Off Road Parking.