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## Flat 1, 43 Croxteth Road, Liverpool L8 3SF

GUIDE PRICE **£30,000+\***

VACANT RESIDENTIAL

- Two bedroomed basement flat
- Own separate entrance
- Communal gardens
- Off road parking

A two bedroomed basement flat benefiting from its own separate side entrance within a three storey semi-detached house with communal gardens and off road parking. Following a full upgrade and scheme of refurbishment works would be suitable for investment purposes. We are advised that planning permission was not applied for and potential purchasers should make their own enquiries.

**Situated** Fronting Croxteth Road close to Princes Avenue and Princes Road in a popular and well established residential location within close proximity to local shopping amenities, Lark Lane, Sefton Park and approximately 3 miles from Liverpool city centre.

**Basement** Hallway, Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

**Outside** Communal Gardens and parking

