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31 Princes Avenue, Crosby, Liverpool L23 5RR

GUIDE PRICE **£225,000+**\*

VACANT RESIDENTIAL

### Description

A good sized four bedroomed semi-detached house benefiting from central heating (boiler and radiators uninstalled), gardens and a driveway. The property is in need of a full upgrade and refurbishment scheme and there is potential to provide a further bedroom within a loft conversion subject to any necessary consents. Plans have been submitted for a single storey extension to the rear. Following the above works the property would be suitable for occupation or re-sale purposes.

### Situated

Off York Avenue which in turn is off Coronation Road in a very popular and well-established residential area within walking distance to Crosby Village amenities and within close proximity to local amenities, schooling to include Merchant Taylor's school and transport links.

### Ground Floor

Porch Entrance, Hallway, Front Lounge, Open Plan Kitchen/Diner (no fittings)

### First Floor

Four Bedrooms, Shower room/WC.

### Outside

Driveway, Front and Rear Gardens.

