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**20**

209 Smithdown Road, Liverpool L15 2HD

GUIDE PRICE **£200,000+**\*

VACANT RESIDENTIAL

### Description

A substantial six bedroomed semi-detached property benefitting from central heating, partial double glazing and a rear garden. The property has potential to be converted into individual self-contained flats subject to gaining any necessary consents. The vendor has advised us that the property had a new roof installed in December 2022.

### Situated

Fronting Smithdown Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2.5 miles from Liverpool city centre.

### Ground Floor

Porch Entrance, Hall, WC, two Reception rooms, Dining Room, Kitchen

### EPC Rating

E

### Council Tax Band

A

### First Floor

Hall, three bedrooms, Shower/WC, Bathroom/WC

### Second Floor

Three Bedrooms, Kitchenette.

### Outside

Rear Garden

