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## 46a South Road, Waterloo, Liverpool L22 5PQ

VACANT RESIDENTIAL

Guide Price **£65,000 +**



Not to scale. For identification purposes only

**A vacant first and second floor maisonette suitable for occupation or investment purposes. The property benefits from double glazing and wall heaters together with a newly fitted kitchen. The property also benefits from planning permission for the conversion of the existing accommodation into a 1x1 bedroom flat and a 1x2 bedroom flat.**

### Situated

The property is situated fronting South Road in the centre of Waterloo, a popular residential

area approximately 1 mile north of Crosby Town Centre and 4 miles north of Liverpool City Centre.

### Accommodation

Ground floor: Entrance First Floor – Hall, dining kitchen, bathroom, separate W.C. bedroom and living room.

### Second floor

Two Bedrooms

### Outside

Yard to the rear