

LOT  
**62**

# 17b Walton Park, Liverpool L9 1EY

VACANT RESIDENTIAL

Guide price **£110,000+**



Not to scale. For identification purposes only

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**An impressive semi-detached property which is currently arranged as two two-bedroomed self-contained flats which benefit from double glazing, central heating, two separate gardens and off road parking. The property could however be converted to provide a five bedroomed family home, subject to the relevant consents. The property would be suitable for immediate investment purposes.**

### **Situated**

On Walton Park which is located off Rice Lane in a popular and well established residential location

offering easy access to local amenities including schooling and approximately 5 miles from Liverpool city centre.

### **Ground Floor**

**Flat 1** – Hallway, Lounge, Sitting Room, two Bedrooms, Shower Room/WC, Kitchen

### **First/Second Floor**

**Flat 2** – Hallway, Landing, Kitchen, Lounge, Dining Room, two Bedrooms, Bathroom/WC Attic Room.

### **Outside**

Gardens front and rear, Driveway for two Cars.