

LOT
33

40 Croxteth Road, Liverpool L8 3SQ FLAT CONVERSION

Guide price **£200,000+**



Not to scale. For identification purposes only

A substantial three storey semi detached property converted at present to provide two one-bedroomed flats, one two-bedroomed flat and two studios in need of a full refurbishment scheme and could be used as existing. However, the property would be more suitable for conversion to provide five/six one-bedroomed luxury apartments, subject to the relevant consents. There are front and rear gardens and off road parking.

Situated

Fronting Croxteth Road in a popular and well established residential

location within walking distance to Sefton Park and approximately 3 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway

Flat A Hall, one Large Reception Rooms, Kitchen, two Bedrooms, Bathroom/WC

First Floor

Flat B Living Room/Bedroom, Kitchen, Shower Room/WC

Flat C Living Room, Kitchen, Bedroom, Bathroom/WC

Second Floor

Flat D Living Room/Bedroom, Kitchen, Bathroom/WC

Flat E Living Room, Kitchen, Shower Room/WC, Bedroom.

Outside

Parking to the front, large garden to the rear.