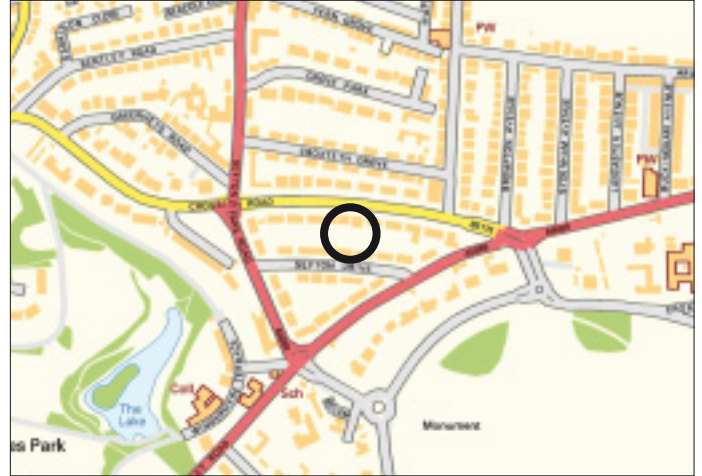


LOT
15

40 Croxteth Road, Liverpool L8 3SQ

VACANT RESIDENTIAL

Guide price **£150,000–£175,000**



Not to scale. For identification purposes only

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A substantial three storey semi-detached property converted at present to provide 2x1 bedroomed flats, 1x2 bedroomed flat and 2 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 5/6 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, 1 Large Reception Rooms, Kitchen, 2 Bedrooms, Bathroom/W.C.

First Floor

Flat B – Living Room/Bedroom, Kitchen, Shower Room/W.C.

Flat C – Living Room, Kitchen, Bedroom, Bathroom/W.C.

Second Floor

Flat D – Living Room/Bedroom, Kitchen, Bathroom/W.C.

Flat E – Living Room, Kitchen, Shower Room/W.C., Bedroom.

Outside

Parking to the front, large garden to the rear.