

LOT  
**23**

## 209 Warbreck Moor, Liverpool L9 4RR

VACANT RESIDENTIAL

Guide price **£95,000 +**



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Not to scale. For identification purposes only

**A substantial double fronted semi-detached property sat on a good sized corner plot which following a full upgrade and modernisation scheme would be suitable for resale, HMO investment purposes or possible flat conversion, subject to any necessary planning consents. The property benefits from central heating and front and rear gardens.**

### **Situated**

Fronting Warbreck Moor in a popular and well established residential location within close proximity to Walton Vale amenities and approximately 5 miles from Liverpool City Centre.

### **Cellar**

Not inspected.

### **Ground Floor**

Main entrance hallway, Kitchen, W.C, 5 Rooms.

### **First Floor**

Kitchen, W.C, Bathroom, 2 Rooms.

### **Second Floor**

2 Further Rooms.

### **Outside**

Gardens front, side and rear.