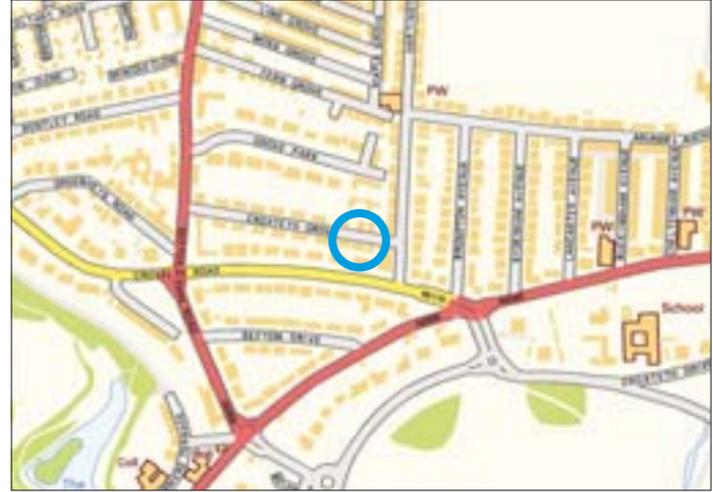


LOT  
**116**

# 31 Croxteth Grove, Liverpool. L8 0RX

VACANT RESIDENTIAL

**GUIDE PRICE £165,000 +**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A substantial double fronted 3 storey Victorian detached property suitable for conversion into apartments for either resale or investment, subject to any necessary planning consents.

**Situated** Off Lodge Lane and Hartington Road in an established location within close proximity to Sefton Park, Lark Lane amenities

Not to scale. For identification purposes only

and approximately 3 miles from Liverpool City Centre.

**Cellar** Not inspected.

### **Ground Floor**

Entrance Hallway, 3 Rooms, Kitchen, Bathroom

### **First Floor**

4 Rooms

### **Second Floor**

4 Rooms

### **Outside**

Gardens front and rear