

LOT  
**89**

# 11 Strathmore Road, Liverpool L6 7UD

VACANT RESIDENTIAL

**\*GUIDE PRICE £60,000+**



Not to scale. For identification purposes only

A substantial three storey plus basement seven bedroomed property which is in need of a full upgrade and refurbishment scheme. An application has been put forward to convert the property to provide 12 bedsits and is awaiting approval. The property is sold subject to a Long Leasehold with only 2 years remaining. The Freehold can be purchased for £49,400. Sale of the Freehold and of the right of way to the right hand side of the property to provide a garden has been agreed but not completed.

**Situated** Off Denman Drive with views across Newsham Park in an established residential location approximately 3 miles from Liverpool city centre.

**Basement**  
Not inspected.

**Ground Floor**  
Four Rooms.

**First Floor**  
Five Rooms.

**Second Floor**  
Four Rooms.

**Outside**  
Gardens to the side and rear