

LOT  
**117****18 Russell Road/1 Shrewsbury Road, Garston, Liverpool L19 1RJ**

VACANT RESIDENTIAL

**\*GUIDE PRICE £75,000+**

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A three storey dormer style corner property providing a ground floor one bed roomed self contained flat together with a three-/four-bedroomed accommodation to the first and second floors, both accessed via separate entrances. The property would be suitable for HMO use or possible conversion to provide two flats or a large family home, subject to any necessary planning consents. The property is in need of refurbishment works. The ground floor benefits from double glazing and central heating.

**Situated** On the corner of Russell Road and Shrewsbury Road in a popular and well

established residential location within close proximity to Garston Village amenities, schooling

Not to scale. For identification purposes only

and approximately 5 miles from Liverpool city centre.

**18 Russell Road Ground Floor**

Entrance Hallway.

**18 Russell Road First Floor**

Two Rooms, Kitchen/Diner, Bathroom/WC.

**18 Russell Road Second Floor**

Two Rooms, Shower Room/WC.

**1 Shrewsbury Road Ground Floor**

Hallway, Lounge, Kitchen, Bedroom, Bathroom/WC.

**Outside**

Yard to the rear.