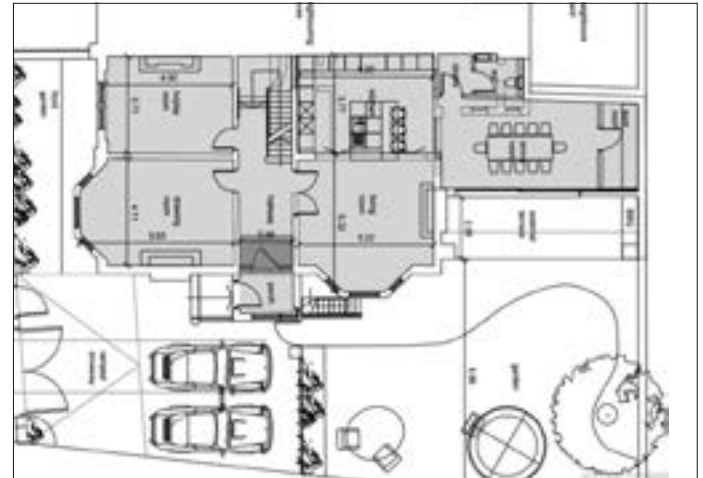


LOT
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11 Strathmore Road, Newsham Park, Liverpool L6 7UD

VACANT RESIDENTIAL

***GUIDE PRICE £10,000–£20,000**



Not to scale. For identification purposes only

A substantial three storey plus basement 7 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. 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. The Council have given until 27th March to complete the purchase of the Freehold at £49,400 or the right to purchase at that price will be withdrawn. The property has recently undergone demolition work to the rear wall rear roof only and has just received a party wall notice, issued on 11/02/15.

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