



A substantial three storey semi-detached property converted to provide 13 self-contained flats (four one- and eight two-bedroomed flats and one bedsit) with several carparking spaces. Following repair and modernisation the property would be suitable for investment purposes or possible resale. The potential annual rental income when fully let being in excess of £65,000. The property is situated in a conservation area.

Situated Fronting Croxteth Road at its junction with Sefton Park Road in an established and very popular residential location within easy reach of Sefton Park and Princes Park and approximately 2 miles from Liverpool city centre.

16a Ground Floor

Main entrance hallway.

16a First Floor

Flat 7 Lounge, Kitchen, Bedroom, Bathroom/WC

Flat 8 Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor

Flat 12 Lounge, Kitchen, two Bedrooms, Bathroom/WC

Flat 13 Lounge, Kitchen, two Bedrooms, Bathroom/WC

16b – Ground Floor

Main entrance hallway.

Flat 1 Hall, Lounge Kitchen, two Bedrooms, Bathroom/WC.

Flat 2 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

16b – First Floor

Flat 5 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

Flat 6 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

16b – Second Floor

Flat 9 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

Flat 10 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

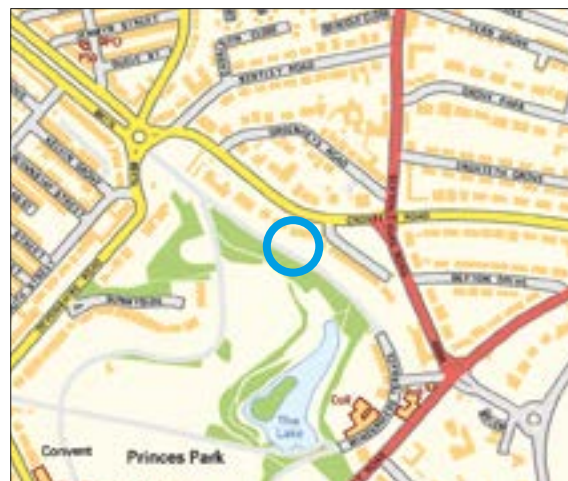
Flat 11 Bedsit – Hall, Lounge/ Kitchen/Bedroom, Bathroom/WC. Rear access to

Flat 3 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Flat 4 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

Outside

Front parking and rear Garden.



Not to scale. For identification purposes only

