



### VACANT THREE STOREY SEMI DETACHED PROPERTY CONVERTED INTO 1 X 3 BEDROOM AND 1 X 4 BEDROOM FLATS

**Description** A substantial three storey Victorian semi-detached property which has been converted to provide two good sized apartments (1 x 3 bedroomed and 1 x 4 bedroomed). The property benefits from double glazing and central heating, gardens and off road parking for several cars. Following refurbishment and modernisation the property would be suitable for investment purposes or resale as two individual flats. Alternatively the property could be converted to provide a 7/8 bedroomed good sized family home, subject to any relevant planning consents.

**Situated** Off Rathbone Road in a very popular and well established residential location within close proximity to local amenities, schooling, Wavertree Technology Park, Wavertree Railway Station and approximately 3 miles from Liverpool City Centre.

#### Cellar

Not Inspected.

#### Ground Floor (No. 38)

Hall, Porch, Bathroom/WC, Lounge, Kitchen, Shower/WC, 3 Bedrooms.

#### First Floor (No. 38b)

##### Side Entrance

Hall, Bedroom, Bathroom/WC, Lounge, Kitchen, Dining Room.

**Second Floor** 3 Further Bedrooms

**EPC Rating** E



Not to scale. For identification purposes only