

LOT

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37 Trentham Road, Kirkby, Liverpool L32 4UB

*GUIDE PRICE £135,000+



- **A freehold former GP Surgery. Double glazed. Central heating. Secured rear garden. Parking to the front forecourt for five cars.**

Description A freehold former GP Surgery and originally a semi-detached dwelling house suitable for a variety of uses, to include residential conversion, subject to any necessary planning consents. The property benefits from double glazing, central heating, secured rear garden and parking to the front forecourt for five cars.

Situated Off Fernhurst Road and off Whitefield Drive in the popular Mercer Avenue which in turn are location of Westvale, close



Not to scale. For identification purposes only

to all local amenities schools, shops, bus routes, Merseyrail and motorway links and a short distance to Kirkby town centre.

Ground Floor Hall, Waiting room, Minor OP room consulting room, Consulting room, Treatment room, Reception room, Conference room, 2 consulting rooms, two WCs, Kitchen housing boiler.

First Floor Seven Rooms, two Kitchens, Bathroom/WC, WC, Large storage room, Small storage room.

Outside Garden to the rear, parking to the front forecourt for five cars.

EPC Rating C