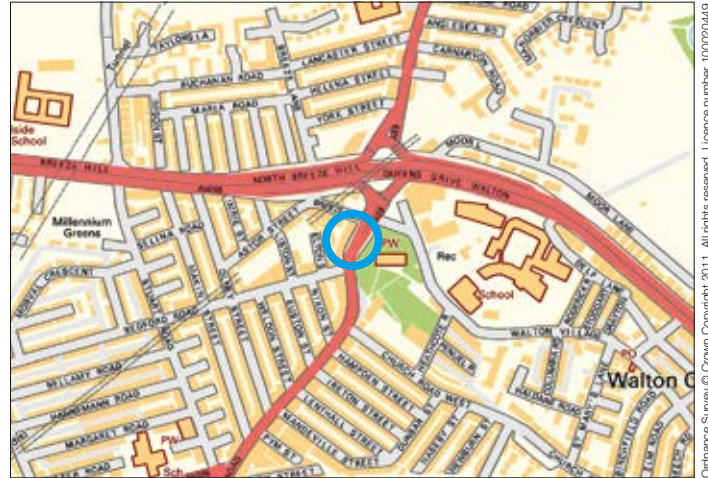


LOT

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279/279a County Road, Walton, Liverpool L4 5PQ

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **A three storey mixed use property comprising a ground floor double fronted retail unit together with a four bedromed self contained flat above.**

Description A three storey mixed use property comprising a ground floor double fronted retail unit which until recently traded as a Beauty Salon together with a four bedromed self-contained flat above accessed via a separate rear entrance. The property is in good condition and benefits from central heating, double glazing, electric roller shutters and an alarm. The property would be suitable for a number of uses, subject to any relevant planning consents. The first and second floors have in the past been used as six bedsits or could possibly be converted to provide two self-contained flats.

Situated Fronting County Road at its junction with Breeze Hill opposite St. Marys Church and approximately 3 miles from Liverpool city centre.

Lower Ground Floor
Cellar (not inspected)

Ground Floor Shop Main Sales Area, Kitchen, WC, Partitioned Beauty Rooms

First Floor Hall, Kitchen, Shower/WC, Lounge, Bedroom

Second Floor Three Bedrooms, WC, Shower Room.

Outside Yard to the rear, Access to the flat.