

LOT

115

37 Trentham Road, Kirkby, Liverpool L32 4UB

\*GUIDE PRICE £110,000+



SOLD PRIOR

- **A freehold former GP surgery. Double glazed. Central heating. Secured rear garden. Parking to the front forecourt for 5 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 5 cars.

**Situated** Off Fernhurst Road and Mercer Avenue which in turn are

off Whitefield Drive in the popular location of Westvale, close

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, two 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 5 cars.

**EPC Rating** C