

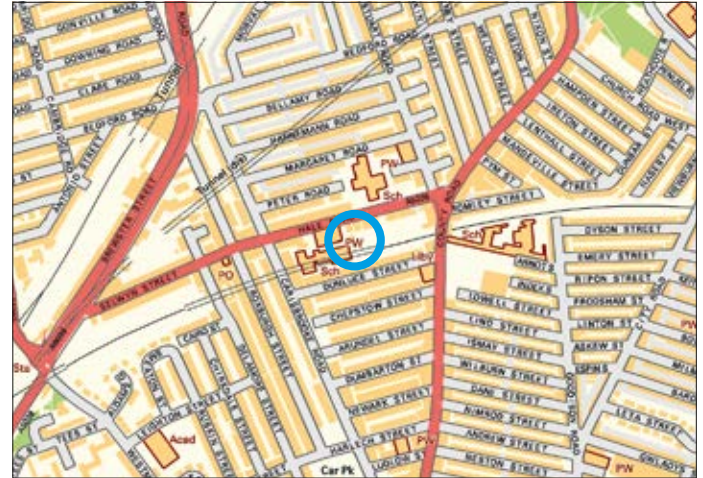
# 39 Hale Road, Walton, Liverpool L4 3RL

\*GUIDE PRICE £50,000–£60,000



- **A three storey detached building. In need of a full upgrade and refurbishment scheme.**

**Description** A substantial three storey detached building which was previously 'The Labour Club'. The property is in need of a full upgrade and refurbishment scheme. The property would be suitable for a number of uses, to include residential conversion, subject to the relevant consents.



Not to scale. For identification purposes only

**Situated** Fronting Hale Road which in turn is off County Road in an established residential location.

**Ground Floor** Vestibule, Entrance Hall, Lounge Area, Separate Bar, Scullery, Rear Hall with Ladies & Gents WCs

**First Floor** Front Room used as snooker room. Small Front Office.

**Separate Flat** Living Room, Bedroom, Bathroom, Separate WC Kitchenette

**Second Floor** Front and rear attic Rooms.

**Outside** Forecourt Area at Front, Yard to the rear.