



Not to scale. For identification purposes only

- **Three storey six-/seven-bedroomed end terrace. Double glazing. Central heating.**

**Description** A three storey six-/seven-bedroomed end of terrace property benefiting from central heating and double glazing. The property would be suitable for a number of uses to include a flat conversion, a retail unit to the ground floor with flats above or a HMO investment property, subject to any necessary consents.

**Situated** Fronting Rice Lane (A59) close to its junction with Orrell Lane within close proximity to Walton Village amenities, Rice Lane and Orrell Park Train Stations, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor** Hall, Two rooms, Shower/WC, two Kitchens.

**First Floor** Three Bedrooms, Bathroom/WC, Lounge

**Second Floor** Three rooms, Shower/WC

**Outside** Garden to Rear. Outhouse