

LOT

101

45 Botanic Road, Liverpool L7 5PX

*GUIDE PRICE £130,000+



Not to scale. For identification purposes only

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- **Three storey plus basement seven bed mid terrace. Double glazing, central heating. Requires modernisation, suitable for occupation or HMO investment or converted to flats (STPC).**

Description A good sized three storey plus basement seven bed roomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or HMO investment purposes. Alternatively the property could be converted to provide self-contained flats, subject to any necessary planning consents.

Situated On a prominent position on Botanic Road overlooking Botanic Gardens which runs between Wavertree Road and Edge Lane in a popular and well established residential location approximately 3.5 miles from Liverpool city centre.

Lower Ground Floor Two Bedrooms, Bathroom/W.C

Ground Floor Entrance hall, Lounge, Kitchen/Diner, Shower room/WC.

First Floor Two Bedrooms, Bathroom/W.C.

Second Floor Three Bedrooms.

Outside Yard to the rear.