



- **Three storey end terrace. Two self contained flats. Front and rear gardens and a driveway.**

**Description** A substantial three storey end terraced property converted to provide two self contained flats (one two-bed on the ground floor and one six-bed over two floors) benefiting from partial double glazing, partial central heating, front and rear gardens and a driveway. The property has the potential to convert the top floor to provide a separate third self contained flat, subject to any necessary consents. Following refurbishment the property would be suitable for investment purposes with a potential rental income if let to 3 tenants of £15,500 per annum.



Not to scale. For identification purposes only

**Situated** Off Queens Drive in a popular and well established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor** Main Entrance, Hallway.

**46** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**First Floor 46a** Hall, Lounge, Breakfast/Kitchen, two Bedrooms, Bathroom/WC.

**Second Floor** Four Rooms, Shower Room/WC.

**Outside** Front and rear gardens, Driveway.

