



- **Five bedroom three storey plus basement semi detached property. Well presented. Double glazing. Central heating. CCTV intercom system. Front and side gardens. Four bathrooms. Garage with electric roller shutters. Off road parking.**

Description A well presented five bedroomed three storey plus basement semi detached property benefiting from double glazing, central heating, CCTV intercom system, front and side gardens, four bathrooms, a garage with electric roller shutter and off road parking. The property is in very good condition throughout and the sale will include all lights fittings, carpets, curtains and shutter blinds. The property could also be converted to provide a six/eight-bedroomed HMO investment property using the two rooms in the basement, and if let to 8 tenants at £75.00 pppw the potential rental income would be in excess of £31,000 per annum or alternatively it could be converted to provide three self contained flats, subject to any necessary planning consents. Viewing is highly recommended.



Not to scale. For identification purposes only

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Situated On the corner of Hampstead Road and Balmoral Road in a popular and well established residential location within close proximity to local amenities, Newsham Park, schooling and approximately 3 miles from Liverpool city centre.

Basement Two Rooms.

Ground Floor Hall, Lounge, Kitchen/Diner, WC.

First Floor Master Bedroom with Ensuite Shower/WC, Office/Study, Bedroom, Bathroom/WC.

Second Floor Three Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens, Garage, Off Road Parking, CCTV.

