



- **Three storey five bedroomed dormer style semi detached. Double glazing. Electric heating.**

**Description** A five bedroomed three storey dormer style semi detached property which in the past has been used as a residential care home. The property benefits from double glazing, electric storage heating, fire doors throughout, alarm and a rear garden. The property would be suitable for occupation, resale or investment purposes following a scheme of refurbishment works and modernisation.

**Situated** Off Queens Drive and Edge Lane Drive in a popular and well established

residential location within close proximity to local amenities, schooling, Rathbone Hospital



Not to scale. For identification purposes only

and approximately 5 miles from Liverpool city centre.

**Ground Floor** Vestibule, Hall, Lounge, Dining room, Morning room, Kitchen.

**First Floor** Four Bedrooms, Bathroom/WC, Shower room/WC

**Second Floor** Further bedroom.

**Outside** Garden to the rear.

**Note** There is a restrictive

covenant under C1 of the registered title with regard to the use of the property. Please refer to the Legal Pack for further information.

**Fees** In addition to the purchase price the purchaser is to be responsible for the council's legal and surveyor's fees at 3% of the sale price with a minimum of £1,500.