



- **Six bed semi detached. Good order. Double glazing. Central heating. Front and rear gardens. Garage which has expired planning permission for conversion.**

Description A three storey plus cellar well-presented and spacious six bedroomed semi-detached property benefiting from double glazing, central heating, smoke alarms, fire doors and three bathrooms. There are front and rear garden, off road parking and a detached double garage to the side. The property is in good condition throughout and would be suitable as a good-sized family house or investment purposes. If let as an HMO Investment to provide 10 letting rooms, subject to any consents. The potential rental income if let at £75 pppw would be in excess of £39,000 per annum. We are advised the garage had planning permission which has now expired to provide a two bedroomed dwelling, however, potential purchasers should make their own enquiries.

Situated Off Sefton Road in a popular and well established location close by to local amenities, shopping in the Strand and transport services. Liverpool city centre is approximately 5 miles away.

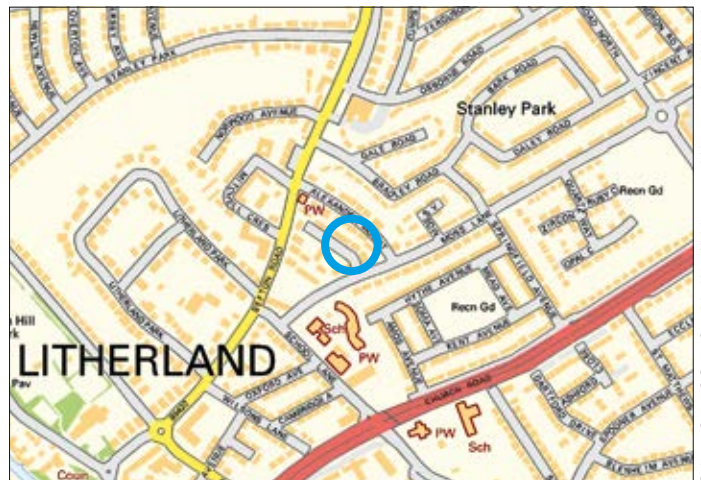
Basement Cellar Games Room, Store Room

Ground Floor Porch Entrance, Hall, Lounge, Dining Room, Shower Room/WC, Cloak Room, Kitchen, Utility Room

First Floor Three Bedrooms, Store Room, Bathroom/WC with Walk in Shower

Second Floor Three Bedrooms, Shower Room/WC, Store Room

Outside Front and rear gardens, driveway, outhouse, double garage with expired planning permission to convert into a two bedroom dwelling.



Not to scale. For identification purposes only

