



- **4 Bed semi detached plus 1 x 1 bed flat. Double glazing. Central heating. Gardens. Off road parking.**

**Description** A substantial two storey plus basement semi-detached property benefiting from double glazing and central heating, gardens and off-road parking. The property has recently been modernised and has been used as a one bedroomed flat to ground floor together with 4 letting rooms above. The basement is currently vacant and provides a 1 bedroomed self-contained unit. The property would be suitable for a number of uses to include conversion to provide 3 self-contained flats, or a possible HMO student investment property, subject to any necessary consents.

**Situated** Off Knoclaid Road in a popular and well established residential location within close proximity to local amenities, Tuebrook and approximately 4 miles from Liverpool City Centre.

**Ground Floor** Hall, 2 Front Rooms, Kitchen, Shower/WC, Rear Room.

**First Floor** Bathroom/WC, Separate WC, Kitchen, 4 Rooms.

**Basement** Accessed via separate rear entrance. Hall, Lounge, 2 Bedrooms, Kitchen, Bathroom/WC.



Not to scale. For identification purposes only

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**Outside** Large rear garden, Conservatory and parking for several cars.

