



- **Freehold Grade II listed Georgian town house converted into three good sized self contained flats. Part refurbished.**

**Description** A Freehold Grade II Listed Georgian town house arranged over lower ground, ground, first and second floors. The property has been converted to provide three good sized self-contained flats (two two-bedroom and one five-bedroom) The ground floor duplex apartment has recently been refurbished and is suitable for immediate occupation or investment. The first and second floors require refurbishment. Once modernised the flats could be sold off separately or let out as an investment opportunity.

**Situated** Fronting Falkner Street in between Catherine Street and Hope Street in a sought after location within walking distance into Liverpool city centre, Hope Street University and Liverpool Anglican Cathedral.

Lower Ground/Ground Floor

**Flat 1** Hall, Lounge, Bedroom 1, WC, Stairs down to Kitchen/Dining Room, Bathroom/WC with walk-in shower, Bedroom 2.

**Ground Floor** Main Entrance Hallway

**First Floor Flat 2** Hall, Kitchen/Diner, Living room, Bathroom/WC, two Bedrooms (one ensuite WC)

**Second Floor Flat 3** Hall, Kitchen/Breakfast Room, Lounge, Bathroom/WC with walk in shower, two Bedrooms (one ensuite WC) stairs to three Further Rooms, WC

**Outside** Court yard



Not to scale. For identification purposes only

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