



- **Double fronted 3 storey detached property, suitable for continued use as offices or HMO potential/residential use.**

Description A substantial double fronted three storey detached corner property, previously used as office accommodation, with secure rear parking for several cars. There are eight offices, a kitchen and ladies & gents WCs. The property benefits from central heating, alarm system and secure parking. The property would be suitable for continued use as offices or alternatively would be suitable for residential conversion to provide self-contained flats or HMO investment opportunity, subject to any relevant consents. There is also potential to extend the property to the rear, subject to consents.

Situated Fronting Merton Road on the corner of Litherland Road in a popular and well established location within close proximity local amenities, Strand Shopping Centre, Hugh Baird College and approximately 5 miles from Liverpool city centre.

Ground Floor Vestibule, Hallway, four Offices, Kitchen, Ladies WC.

First Floor Four Offices, Gentlemen's WC.

Second Floor Three Further Rooms.

Outside Private secure rear parking and front gardens.



Not to scale. For identification purposes only

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