



- **Substantial semi detached property converted into 6 x 1 bedroom flats. Potential rental income £34,500 p/a**

Description A substantial double fronted three storey plus basement semi-detached property converted to provide 6 x 1 bedroomed self-contained flats. There is potential to provide further flats in the basement and a loft conversion, subject to any consents. The property benefits from a new roof, gardens and off road parking for several cars. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with a potential rental income of in excess of £34,500. Alternatively the flats could be sold off separately or the property could be converted to provide a HMO Investment or a boutique B&B Hotel, subject to any relevant planning consents.

Situated Off Croxteth Road (B5175) in a very popular and well established residential location within close proximity to Sefton Park, Princes Park and approximately 1 mile from Liverpool City Centre.

Lower Ground Floor Cellar (Not inspected)

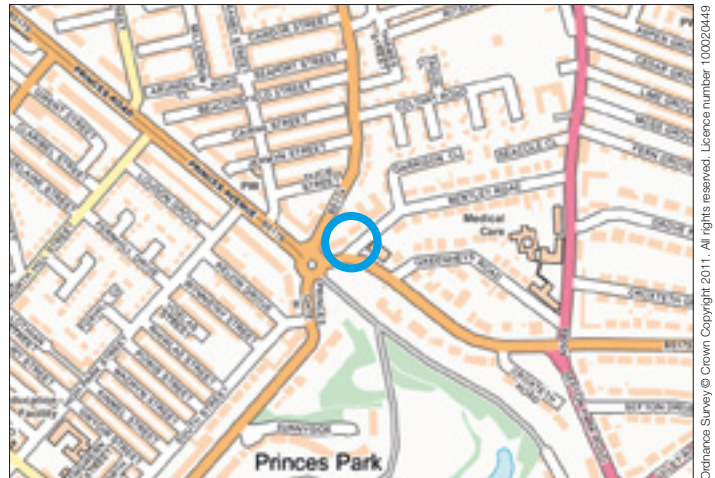
Ground Floor Main Entrance Hallway, Laundry Room. **Flat 1** Open Plan Lounge/ Kitchen, Bedroom, Bathroom/WC **Flat 2** Lounge, Kitchen, Bedroom, Bathroom/WC

First Floor Flat 3 Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC **Flat 4** Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor Flat 5

Open Plan Lounge/ Kitchen, Bedroom, Bathroom/WC **Flat 6** Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Rear Garden and Parking to the front



Not to scale. For identification purposes only