

LOT  
**121**

106 Allerton Road, Woolton, Liverpool L25 7RQ

GUIDE PRICE **£200,000+**\*

VACANT RESIDENTIAL

### Description

A fantastic opportunity to acquire a Grade II Listed four bedroom semi-detached house with bags of potential and a blank canvas to add your own personal touch and once modernised would make excellent family accommodation. The property benefits from a garage, off road parking, original Georgian features and fireplaces and a large rear garden. The house is in poor condition and in need of a full upgrade and scheme of refurbishment works. There is potential to convert the garage into another sitting room, subject to any necessary consents. The property will only sell to a cash buyer.

### Situated

Fronting Allerton Road just off the High Street (B5171) in a popular and well established residential location within walking distance to Woolton Village amenities, Bars and Restaurants and within close proximity to schooling and transport links. Approximately 6 miles from Liverpool city centre.

### Cellar

Large Cellar (not internally inspected by Sutton Kersh).

### Ground Floor

Entrance Hallway, Kitchen, Dining Room, Living Room with access to garden.

### First Floor

Four Bedrooms, Shower/WC

### Outside

Garage and off road Parking, Large Garden to Rear

### EPC Rating

E



### Council Tax Band

D

