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**53**

## 9 Alton Road, Tuebrook, Liverpool L6 4BH

GUIDE PRICE **£150,000\***

VACANT RESIDENTIAL

### Description

A double fronted three storey 7 bedroom semi-detached house benefitting from double glazing, central heating, 3 bathrooms, fire alarm, fire doors and emergency lighting. We are also advised that a new boiler was fitted around 8 months ago. The property would be suitable for a number of uses, to include a single dwelling, conversion to 3 self-contained flats, stc or alternatively it could be utilised as a highly profitable Airbnb investment opportunity - which it has been run as for the past five years.

### Situated

Off West Derby Road in a popular residential location close to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool City Centre.

### Ground Floor

Entrance Hallway, 3 reception rooms, Kitchen, Utility Room.

### First Floor

4 Rooms, Bathroom/WC,  
Separate WC

### Second Floor

3 Rooms, Bathroom/WC

### Outside

Rear Yard.

### EPC Rating

D

### Council Tax Band

A

