



Description

A substantial detached property which has previously been used as a nursery with approval for 45 children. The property has been fully refurbished throughout and would be suitable for immediate use or alternatively could be utilised for a different commercial use, with the potential to convert to residential subject to any necessary consents. The upper floors were previously arranged as two x one bedroomed flats. The property benefits from double glazing, central heating (four separate boilers), Fire doors, alarm system, front gated car park with 11 spaces and gated rear yard with garden area.

Situated

Fronting Warbreck Moor (A59) in a popular and well established location close to local amenities, a stone's throw from Aintree Racecourse and transport links. Approximately 6.5 miles from Liverpool city centre.

Cellar

Various Rooms

Second Floor

Loft space with stair access.

Ground Floor

Hall, Three Rooms, WCs, Kitchen.

Outside

Front Car Park with space for 11 cars, Rear Garden and Yard.

First Floor

Kitchen, Bathroom/WC, Two Rooms (previously flat 1)
Kitchen, Bathroom/WC, Two Rooms (previously flat 2)

EPC Rating

E

