



**Description**

A fantastic opportunity to acquire a substantial Grade II Listed four storey 11 bedroom double fronted detached house dating back to the 1840s. There is also a one bed self-contained flat to the first floor. The property benefits from most of its original features, central heating, front and rear gardens and off road parking to the front for two/three cars. The property was previously used as a Nuns Retirement Home and would be suitable for a number of uses, to include a single dwelling, a 12 bed investment opportunity or conversion to provide four/five self-contained apartments, subject to any consents and potential purchasers should make their own enquiries. If the property was converted to provide a HMO the potential rental income is in excess of £60,000 per annum.

**Situated**

Off Laurel Road and Prescot Road in a popular and well established residential location, close to local amenities to include a new retail park opposite, schooling, Newsham Park, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

**Ground Floor**

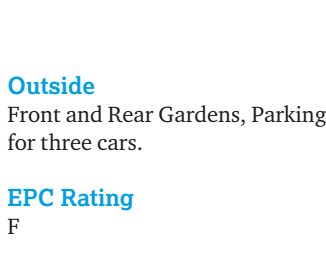
Basement  
Six Rooms, Vestibule, Spacious Entrance Hallway, Two Reception Rooms, Kitchen/Diner, Kitchen with utility room, WC

**First Floor**

Nine Rooms, Bathroom/WC  
Bedroom, Lounge, Shower/WC with roof terrace

**Second Floor**

Two Rooms, Shower/WC



**Outside**

Front and Rear Gardens, Parking for three cars.

**EPC Rating**

F

**Council Tax Band**

TBC