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19 Rutland Avenue, Sefton Park, Liverpool L17 2AE

GUIDE PRICE **£375,000+**\*

VACANT RESIDENTIAL

### Description

A substantial three storey semi detached house which has until recently been let as a HMO investment opportunity to six tenants for over 10 years. The property would be suitable for a number of uses to include an eight bed HMO, a six bed single dwelling or conversion to three/four self-contained flats, subject to any consents. There is also potential to convert the basement. The property is in need of a full upgrade and scheme of refurbishments works.

### Situated

Off Ullet Road in a very popular and well-established residential area within close proximity to local amenities, schooling and excellent transport links and is within walking distance to Sefton Park. The property is approximately 3 miles from Liverpool city centre and 1 mile to Allerton Road shopping, bars and restaurants.

### Basement

Not inspected

### Ground Floor

Vestibule, Hallway, Communal Lounge, Shower Room/WC, Open plan Dining Room/Kitchen, one letting room.

### First Floor

Bathroom/WC, three Letting Rooms, Store Room.

### Second Floor

Three Letting Rooms, Store Room.

### Outside

Garden to rear



### EPC Rating

D

### Council Tax Band

D

### Tenure

Freehold

