



Description

A substantial three storey semi-detached property comprising five self-contained flats (one x two bed, two x one bed, two x studios). The property benefits from front and rear gardens and off road parking. There is also a basement with potential to convert to provide another flat subject to consents. The property is in poor condition throughout with some fire damage and Following a full upgrade and scheme of refurbishment works the property would be suitable for resale or investment purposes with a potential rental income of £35,000 per annum when fully let. The property is only suited for cash buyers.



Situated

Off Croxteth Road in a popular and well-established residential area close to local amenities, Sefton Park, schooling and good transport links. The property is approximately 2.5 miles from Liverpool city centre.

Cellar

Not Inspected

Ground Floor

Main Entrance Hallway
Flat 1 Hall, Kitchen, Bathroom/
WC, Lounge, two Bedrooms

First Floor

Flat 2 Studio Lounge/Bedroom,
Kitchen, Bathroom/WC
Flat 3 Kitchen, Lounge,
Bedroom, Bathroom/WC

Second Floor

Flat 4 Studio Lounge/Bedroom,
Kitchen, Bathroom/WC
Flat 5 Open Plan Lounge/
Kitchen, Bedroom, Bathroom/
WC

Outside

Front and Rear Gardens,
Driveway

EPC Rating

Flat 1 TBC. **Flat 2** TBC. **Flat 3**
TBC. **Flat 4** TBC. **Flat 5** TBC.

Council Tax Band

A

Tenure

Leasehold Lease Term – 999
years from 25th March 1947
Ground Rent – Peppercorn