



**Description**

A substantial four storey eight bedroom semi-detached house together with a two bed granny flat in the lower ground floor benefitting from partial double glazing, central heating, front and rear gardens, garage and off road parking. The property would be suitable for a number of uses, to include a single dwelling, a 10 bed HMO investment opportunity or conversion to provide four 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 £55,000 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.

**Lower Ground Floor**

Hall, Lounge/Diner, Bathroom/WC, Kitchen (no fittings), two Bedrooms.

**Ground Floor**

Vestibule, Two Front Reception Rooms, Large Open Plan Kitchen/Dining Room.

**First Floor**

Four Bedrooms, Shower, Bathroom/WC

**Second Floor**

Four Bedrooms, Kitchen, Bathroom/WC

**Outside**

Good sized gardens, Garage and off road parking for several cars

