

LOT  
**126**

33 Argyle Road, Garston, Liverpool L19 1RP

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A two-storey corner property which in the past has been used as a house and office. The property would be suitable for a number of uses to include conversion to flats or a HMO investment opportunity subject to any consents. If converted to provide a six bed HMO the potential rental income will be in excess of £30,000 per annum. The property benefits from partial double glazing and central heating and rear courtyard with storeroom.

### Situated

On the corner of Argyle Road and Gladstone Road in a popular residential location within easy reach of Garston Village amenities, schooling and approximately 7 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway,  
Reception Room, two Office  
Rooms, Kitchen

### Joint Agent

Sid Vance



### First Floor

Three Rooms, Kitchen,  
Bathroom/WC

### Outside

Yard to the rear

### Tenure

Freehold

