

LOT  
**82**

197 Warbreck Moor, Liverpool L9 4RR

GUIDE PRICE **£150,000+\***

VACANT RESIDENTIAL

### Description

A substantial freehold three storey corner property providing six/seven bedrooms and benefiting from central heating and off street parking. Two large bedrooms on the first floor have had the partition wall removed to make one large room. Both doors however fully remain, so would be suitable for conversion back to two individual rooms. It also has a separate 'front' entrance, along the side of the property giving the property three entrances. Following a scheme of full upgrade and refurbishment the property would be suitable for a number of uses to include conversion into flats or potential HMO use subject to gaining any necessary consents.

### Situated

Fronting Warbreck Moor on the corner of Hooton Road in a popular and well established residential location close to local amenities, transport links and approximately 4.5 miles from Liverpool city centre.

### Ground Floor

Hall, four Reception Rooms,  
Kitchen, Utility Room, WC.

### First Floor

Three/four Bedrooms,  
Bathroom, Separate WC.

### Second Floor

Three Bedrooms.

### Outside

Parking and yard to the rear.

