



Not to scale. For identification purposes only

- **A 3 storey middle terraced comprising of 4 lettings rooms in need of full upgrade and refurbishment scheme.**

**Description** A 3 storey middle terraced property comprising of 4 letting rooms with the potential for the top floor to be converted into a self-contained studio flat. The property is in need of a full upgrade and refurbishment scheme and would be suitable for a number of uses subject to any necessary consents.

**Situated** Fronting Hawthorne Road in an established location within easy reach of local amenities, schooling and approximately 2 miles north of Liverpool City Centre.

**Ground Floor** Hall, 1 Letting Room, Communal Lounge, Kitchen/Diner (No fittings), Utility Room.

**First Floor** 2 Letting Rooms,

Bathroom/WC (no fittings), 1 Further Room.

**Second Floor** 1 Further Room with loft space (Potential for conversion into self-contained unit)

**Outside** Rear Yard.

**Note** The property is suitable for cash purchase only