



- Six bed semi-detached house • Double glazing
- Central heating • Gardens • Potential HMO investment opportunity

A substantial double fronted three storey character six bed roomed semi-detached house benefiting from majority double glazing, central heating, front and rear gardens and off road parking. Following an upgrade and scheme of refurbishment the property would be suitable for a number of uses, to include excellent family accommodation, a 8 Bed HMO investment opportunity or flat conversion, subject to obtaining the necessary planning consents. If the property was converted to provide an eight bed HMO Investment opportunity the potential rental income is approximately £36,000 per annum. The property has bags of potential and a viewing is strongly recommended.

**Situated** Off Aigburth Road (A561) in a sought after residential location within easy reach of local amenities, schooling, transport links to include Cressington Station, less than 2 miles from New Mersey retail park and approximately 6 miles from Liverpool city centre

**Ground Floor** Entrance Hallway, 2 Front Reception Rooms, Kitchen, Morning Room, Shower/WC, 2 Store Rooms.

**Half Landing** Bathroom/WC.

**First Floor** Three Bedrooms, Box Room.

**Second Floor** Two Bedrooms.



**Outside** Front garden mainly paved and Rear garden with mature lawn and patio and shed. Driveway

