



- A three storey semi-detached property
- Central heating • Gardens • Driveway

A substantial eight bedroomed semi-detached property arranged over three floors together with a basement in need of a full upgrade. The property benefits from central heating, front and rear gardens and a driveway. We are advised the property benefits from full planning permission to convert to provide four x two bed self-contained flats, or alternatively it could be converted to provide a 10 bed HMO Investment opportunity, subject to consents. If converted to provide four self-contained flats the annual rental income would be approximately £24,000 per annum. If converted to provide a 10 bed HMO the annual rental income would be approximately £49,500 per annum.

Situated Off West Derby Road in an established and popular residential location within walking distance to Tuebrook amenities, Newsham Park, schooling and approximately 4 miles from Liverpool city centre.

Basement Cellar. Several Rooms

Ground Floor Vestibule, Hallway, two Reception Rooms, Bathroom/WC, Wetroom/WC, Kitchen.

Half Landing WC.

First Floor Four Rooms, Bathroom.

Second Floor Four Rooms.

Outside Front & Rear Gardens. Driveway

