

LOT  
**101**

36 Orrell Lane, Orrell Park, Liverpool L9 8BY

GUIDE PRICE **£85,000\***

VACANT RESIDENTIAL

### Description

A substantial three storey five bed semi detached house benefiting from double glazing, central heating, Front and rear gardens, rear garage and off road parking. Following a full upgrade and scheme of refurbishment works the property would be suitable to provide a single dwelling or conversion to provide a six/seven bed HMO investment opportunity, subject to any consents.

### Situated

Off Warbreck Moor (A59) in a popular residential location, close to local amenities, schooling and within walking distance to Orrell Park Train Station, Walton Vale amenities and approximately 5 miles from Liverpool city centre.

### Ground Floor

Vestibule, Hallway, Front Living Room, Rear Dining Room and Large Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC, Bathroom/WC

### Second Floor

Two Further Bedrooms

### Outside

Gardens Front and Rear, Driveway and Garage to rear

### Note

Please note the cellar has not been inspected by Sutton Kersh

