

LOT  
29

## 48 Ash Grove, Wavertree, Liverpool L15 1ET

GUIDE PRICE **£175,000+**\*

VACANT RESIDENTIAL

### Description

A good sized four bed semi-detached house with basement in need of a full upgrade and scheme of refurbishment works with bags of potential. The property would be suitable for a number of uses to include a family home or conversion to provide three/ four self-contained flats, subject to any consents. The property benefits from gardens, a garage and driveway.

### Situated

Off Picton Road in a popular and well-established residential area close to local amenities, schooling and good transport links. The property is approximately 3 miles from Liverpool city centre.

### Basement

Cellar – not inspected.

### Council Tax Band

C

### Ground Floor

Hallway, three Reception rooms, Kitchen.

### Tenure

Freehold

### First Floor

Four Bedrooms, Bathroom/WC.

### Joint Agent

Entwistle Green

### Outside

Driveway, front and rear gardens



### EPC Rating

E

