

LOT  
**34**

**40 Croxteth Road, Liverpool L8 3SQ**  
VACANT RESIDENTIAL

Guide price **£200–225,000**



**A substantial three storey semi detached property converted at present to provide two one-bedroomed flats, one two-bedroomed flat and two studios in need of a full refurbishment scheme and could be used as existing. However, the property would be more suitable for conversion to provide five/six one-bedroomed luxury apartments, subject to the relevant consents. There are front and rear gardens and off road parking.**

**Situated**

Fronting Croxteth Road in a popular and well established residential location within walking distance to Sefton Park and approximately 3 miles from Liverpool city centre.

**Outside**

Parking to the front, large garden to the rear.

**Ground Floor**

Main Entrance Hallway

**Flat A** – Hall, Large Reception Rooms, Kitchen, two Bedrooms, Bathroom/WC

**First Floor**

**Flat B** – Living Room/Bedroom, Kitchen, Shower Room/WC

**Flat C** – Living Room, Kitchen, Bedroom, Bathroom/WC

**Second Floor**

**Flat D** – Living Room/Bedroom, Kitchen, Bathroom/WC

**Flat E** – Living Room, Kitchen, Shower Room/WC, Bedroom.



Not to scale. For identification purposes only