

LOT  
46**695 West Derby Road, Liverpool L13 0BH**  
VACANT RESIDENTIAL**GUIDE PRICE £150,000–£175,000+**

A 4 bedroomed grade II listed double fronted detached property being of historic and architectural interest dating back to the 1600's and in a conservation area. The property was originally constructed as a farm house and until recently occupied as a family home. The property would be suitable for occupation, resale or investment purposes following a scheme of refurbishment and modernisation. The property benefits from central heating and is sat on a good sized plot of land. There is also scope to extend subject to any necessary planning consents.

**Situated** Fronting West Derby Road close to the junction with Muirhead Avenue in the Tuebrook

district with amenities and schooling being close by.



Not to scale. For identification purposes only

**Ground Floor** Hall, 3 Rooms, Kitchen, Shower Room/WC, Boiler Room.

**First Floor** 4 bedrooms.

**Outside** Large rear and side gardens and driveway

**EPC Rating** E

**Note** Please note the Auctioneer



will charge a buyer's premium of £750 plus vat on this Lot.