



- A substantial 3 storey georgian detached property
- converted to provide 12 flats

Description A substantial 3 storey detached Georgian style property converted to provide 12 self contained apartments accessed via two separate front entrances. The property is in need of a full upgrade and refurbishment scheme. To the exterior there is off road parking for approximately 5 cars at the front and a large rear garden. The potential annual rental income when fully let being in excess of £60,000.

Situated The property is situated in a Conservation Area between Princes Gate West and Ullet Road in a very popular and well established residential location within walking distance to Princes Park and Sefton Park and a short distance into Liverpool City Centre.

Ground Floor Main entrance hallway **Flat 1** Lounge, Bedroom, Bathroom/W.C, Stairs down to Kitchen. **Flat 3** Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 4** Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 5** Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 6** Lounge/Bedroom, Kitchen, Bathroom/W.C.

First Floor **Flat 7** Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 8** Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 9** Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 10** Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 11** Lounge, Kitchen, Bedroom, Bathroom/W.C.

Second Floor **Flat 12** Lounge, Kitchen, Bedroom, Bathroom/W.C.

Separate Private side entrance

(Basement) **Flat 2** Lounge, Kitchen, Bedroom, Bathroom/W.C.

Outside Front parking for approximately 5 cars, large rear garden.

