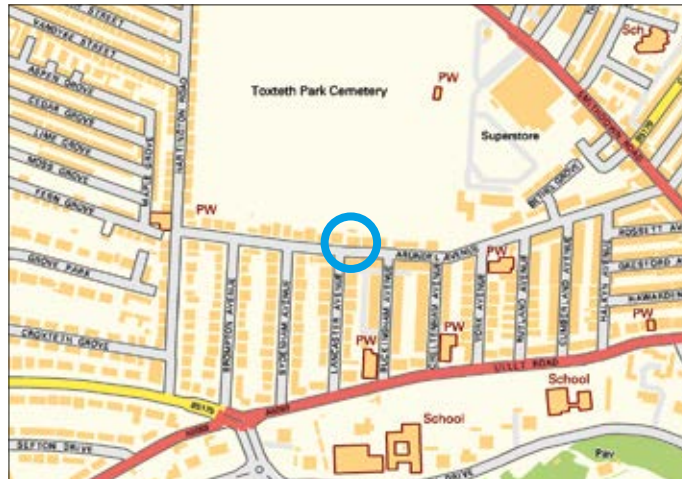


LOT  
**38**

**49A Arundel Avenue, Liverpool L17 3BY**

**\*GUIDE PRICE £60,000+**



Not to scale. For identification purposes only

- **Former Coach House. Residential conversion or a student HMO investment potential (STC).**

**Description** A rare opportunity to acquire a former Coach House arranged over two floors which has previously been used as workshop to the ground floor with offices and a kitchen to the first floor. The property benefits from three phase electricity and steel electric roller shutters and is fully self contained. The property would be suitable for residential conversion, a student HMO investment property (STC). Alternatively the property could be used for a workshop and offices or rented out as an investment to produce an income of approximately £6000pa. The total area is approximately 1400 sq ft

**Situated** In a very popular residential location set back off Arundel Avenue with foot access into Toxteth Park Cemetery and within easy reach of Sefton Park, Princes Park and approximately 2 miles from Liverpool city centre.

**Ground Floor** Workshop, two WCs.

**First Floor** Main Office/Kitchen, two Rooms

**Outside** Vehicular Access and shared foot access