









### welcome to

# **Grove Park, Liverpool**

Boasting ten lettable rooms in total, an entrance hall, a spacious living/dining room, kitchen, three bathrooms, an en-suite, WC and a basement with three further rooms, a garage as well as off street parking and a rear mature garden. This property has a lot to offer and is an amazing investment.

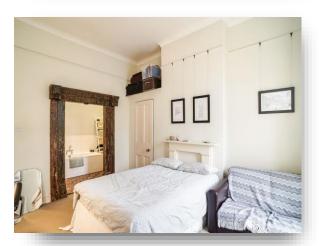












#### **Entrance Hall**

Door to the front.

### Room One Room Two

24' 11" x 14' 1" ( 7.59m x 4.29m )

Window to the rear.

#### Kitchen

20' 7" x 13' 6" ( 6.27m x 4.11m )

Fitted kitchen with wall and base units, work surfaces, island with sink and drainer, access to store cupboard, window and door to the rear.

### Landing

Stairs rising from ground floor.

### **Room Three**

21' 4" x 14' 6" ( 6.50m x 4.42m ) Window to the rear.

### **Room Four**

21' x 13' 6" ( 6.40m x 4.11m ) Window to the rear

#### **Bathroom One**

Bath, wash hand basin, low level W.C.

### **Room Five**

14' 10" x 13' 8" ( 4.52m x 4.17m ) Three windows to the front.

### **Bathroom Two**

Bath, wash hand basin, low level W.C.

### **Room Six**

14' 2" x 9' 6" ( 4.32m x 2.90m ) Window to the front.

### **En Suite**

Bath, wash hand basin, low level W.C.

### Basement Store Room One

7' 11" narrowing to  $\times$  6' 10" ( 2.41m narrowing to  $\times$  2.08m

### **Store Room Two**

7' 11" x 6' 10" ( 2.41m x 2.08m )

#### **Work Shop**

25' 2" x 10' 7" ( 7.67m x 3.23m )

### Office

25' 2" x 12' 7" ( 7.67m x 3.84m )

### **Annex Building**

### **Entrance**

Door to the front.

#### **Room One**

11' 1" x 8' 4" ( 3.38m x 2.54m )

Window to the side.

### **Separate W.C**

Low level W.C.

### Kitchen

9' 10" x 8' 4" ( 3.00m x 2.54m )

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, window to the side.

### Lounge

21' 2" x 12' 9" ( 6.45m x 3.89m )

Window to the rear and side.

### Landing

Stairs rising from ground floor.

### **Room Two**

11' 1" x 8' 4" ( 3.38m x 2.54m ) Window to the front.

### **Room Three**

10' 6" x 8' 4" ( 3.20m x 2.54m ) Window to the side.

### **Bathroom**

Bath, low level W.C, wash hand basin.

### **Room Four**

13' 2" x 12' 9" ( 4.01m x 3.89m ) Window to the rear.





### welcome to

## **Grove Park, Liverpool**

- Amazing Investment Opportunity with \*NO ONWARD CHAIN\*
- Ten Lettable Rooms Generating a Fantastic Annual Income of £45,960
- Spacious Living/Dining Room
- Kitchen
- Three Bathrooms, En-suite & a WC

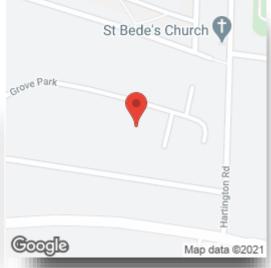
Tenure: Freehold EPC Rating: C

# £650,000









Please note the marker reflects the postcode not the actual property

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0151 734 1440



Allerton@jonesandchapman.co.uk



36 Allerton Road, LIVERPOOL, Merseyside, L18 1LN



jonesandchapman.co.uk