



Grove Park, Liverpool L8 0TL

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 x 6' 10" (2.41m narrowing to x 2.08m)

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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.



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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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Property Ref:
ALT117995 - 0003

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