



44 Brooke Road West

Brighton-Le-Sands, Liverpool, L22 7RW

Offers in the region of **£550,000**



****Great Business Opportunity To Run As Air B&B*****

Abode are excited to present this EXTENDED Fantastic Seven bedroom semi detached family home located in a very sought after area in Brighton Le Sand, close to the sea front. Brooke Road West is also nestled within easy access to local shops, restaurants and coffee shops with Crosby Village a short walk away. Crosby's finest schools are literally within minutes away whilst Crosby train station and bus links to the City centre are all within easy reach.

The property briefly comprises of hallway with WC off, front spacious lounge, rear dining room, rear extended kitchen/breakfast room all to the ground floor together with a huge basement with utility room. There are a further seven bedrooms across two floors up stairs and two bathrooms. Outside is a large private rear yard. Off road parking to the front for multiple cars. The property has been installed with UPVC double glazing and a gas central heating system.

FREEHOLD
NO CHAIN
Council tax - D
EPC - E



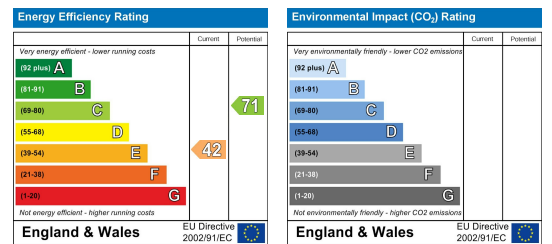
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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