



## 26 Great Georges Road

, Liverpool, L22 1RD

**Offers over £325,000**

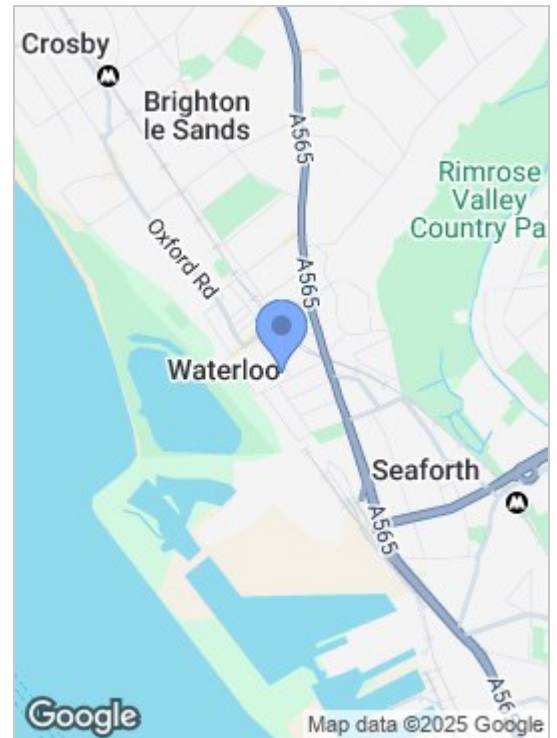


Welcome to Great Georges Road, Waterloo, Liverpool - An outstanding development opportunity. This substantial property has great scope to be redeveloped and offers much flexibility. The current layout offers 6 beds but this could be converted into a HMO or self contained apartments. Situated in an excellent location with high demand for rental properties. Close proximity to local amenities in Waterloo, a few minutes from Crosby and a short drive / train to Liverpool City Centre. At the same time enjoying the fabulous proximity to Crosby beach and excellent leisure opportunities.

Previously a commercial property with flats above, this house provides the unique chance to add value and create a truly special living space. The property is also advertised with NO ONWARD CHAIN. CALL NOW FOR AN EARLY VIEWING!



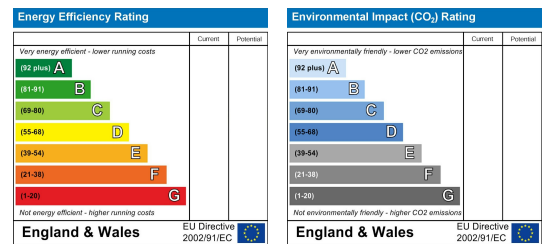
## Area Map



## 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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