



34 & 34a Rossett Road

Liverpool, L23 3AW

£325,000

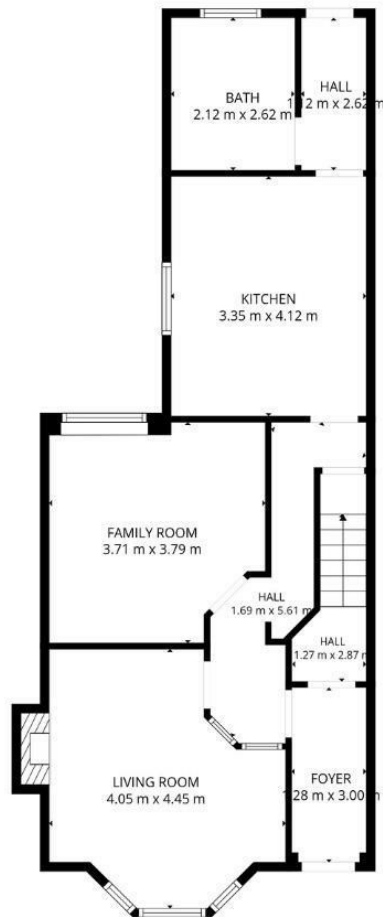
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TOTAL: 153 m2

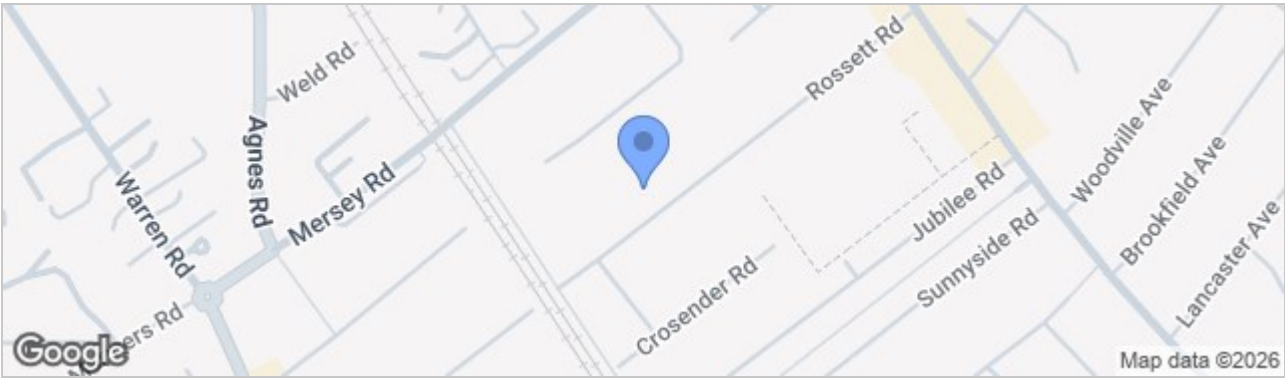
Ground floor: 66 m2, 1st floor: 64 m2, 2nd floor: 23 m2

EXCLUDED AREAS: FIREPLACE: 1 m2, LOW CEILING: 3 m2, WALLS: 15 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



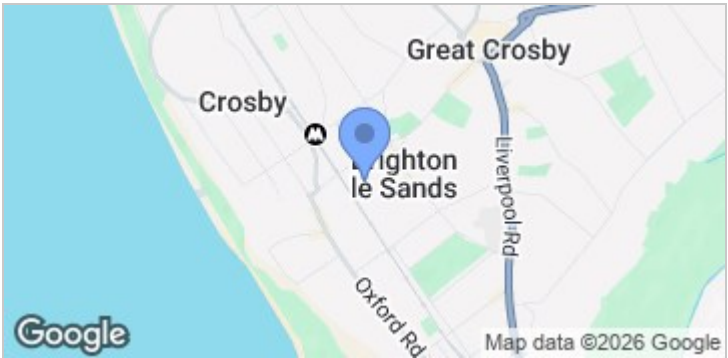
Road Map



Hybrid Map



Terrain Map



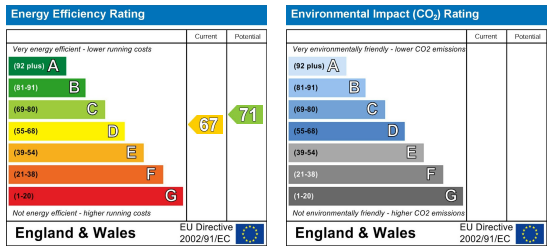
- **SEMI-DETACHED PROPERTY CONVERTED INTO TWO SELF-CONTAINED FLATS, OFFERING AN EXCELLENT INVESTMENT OPPORTUNITY.**
- **GROUND FLOOR ONE-BEDROOM FLAT WITH A SPACIOUS LOUNGE, LARGE KITCHEN/DINER, BAY WINDOW AND DIRECT ACCESS TO A GENEROUS REAR GARDEN.**
- **FIRST-FLOOR DUPLEX APARTMENT PROVIDING THREE WELL-PROPORTIONED BEDROOMS AND SPACIOUS ACCOMMODATION OVER TWO FLOORS.**
- **IDEAL FOR INVESTORS OR OWNER-OCCUPIERS LOOKING TO LIVE IN ONE FLAT WHILE GENERATING RENTAL INCOME FROM THE OTHER.**
- **MAJOR WORKS HAVE ALREADY BEEN COMPLETED, WITH SCOPE TO MODERNISE AND ADD FURTHER VALUE.**
- **SITUATED IN THE SOUGHT-AFTER CROSBY AREA, CLOSE TO EXCELLENT LOCAL AMENITIES, TRANSPORT LINKS AND SCHOOLS.**
- **[HTTPS://WWW.RIGHTMOVE.CO.UK/STAMP-DUTY-CALCULATOR](https://www.rightmove.co.uk/stamp-duty-calculator)**

Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003
Email: crosby@abode.group.co.uk
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003
Email: allerton@abode-group.co.uk
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402
Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk