

Haigh Road, Waterloo  
Waterloo, L22

Freehold  
£950,000



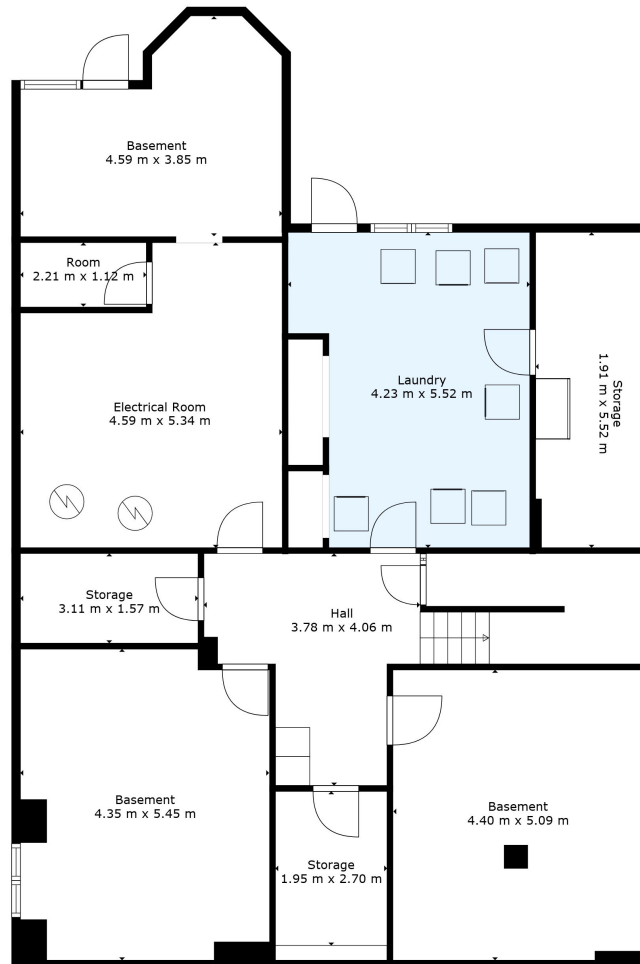
- \*Substantial Nine Bedroom Detached House
- \*Freehold
- \*0.26 Acre Plot
- \*Nine En-suite Bedrooms / Twelve Bathrooms
- \*Basement - Full Footprint of Property ( Eight Rooms )
- \*P Shaped Conservatory



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**TOTAL: 448 m<sup>2</sup>**

Below Ground: 0 m<sup>2</sup>, FLOOR 2: 170 m<sup>2</sup>, FLOOR 3: 138 m<sup>2</sup>, FLOOR 4: 140 m<sup>2</sup>  
 EXCLUDED AREAS: BASEMENT: 62 m<sup>2</sup>, STORAGE: 28 m<sup>2</sup>, HALL: 20 m<sup>2</sup>,  
 LAUNDRY: 22 m<sup>2</sup>, ELECTRICAL ROOM: 22 m<sup>2</sup>, ROOM: 2 m<sup>2</sup>,  
 UNDEFINED: 1 m<sup>2</sup>, PORCH: 2 m<sup>2</sup>



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Opportunity to Purchase a Substantial Victorian Property situated in Waterloo. This Property has ample potential and may be suitable for various uses - Hotel, Guest House, HMO, Care Facility ( Just see to necessary permission ) The current owner opened Woodlands Guest House for many years prior to 2023 successfully.

In addition to the main accommodation there is a substantial Summer House with Four Bedrooms, Shower Room & a Kitchen / Living Room. There is also a Hot Tub Building. The main house has numerous Store Rooms, Porch to the side, Wet Rooms adjacent to the Owner Suite which includes a feature pull down Bed & Luxury Wardrobes. In addition there are ground floor WC's, Utility Pantry Room & an Office. Ample Potential & a Rare Opportunity.

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- \*Basement - Full Footprint of Property ( Eight Rooms )
- \*P Shaped Conservatory
- \*Original Character Features
- \*Ground Floor Lounge
- Title Number - MS228686

Local Authority - Sefton

Council tax - TBC

Estimated Annual Council Tax Cost - TBC

Tenure - Freehold

Conservation Area - No

Flood Risk

Rivers & Seas: No Risk

Surface Water: High

Satellite / Fibre TV Availability - BT, Sky, Virgin

(Data source from Sprift)

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'Straightforward Sales & Lettings'

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