



- *Substantial Six Bedroom, Three Bathroom Victorian Semi Detached House
- *Gardens & Driveway
- *Sought after location
- *Approx 3400 Square feet
- *Requires Modernisation
- *Three Storey House plus Cellar





Total area: approx. 217.0 sq. metres

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

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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- *Gardens & Driveway
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- *Approx 3400 Square feet
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- *Opportunity to modernise a substantial family Home
- *Elevated position
- *Long Leasehold Res 999 Years

Character Victorian Period Property which still retains original features, such as Oval and Ornate Ceilings and Mouldings as well as High Skirting Boards. The feature porch leads to a Grand entrance hall. Some of the rooms have original stripped Floors.

- *Ground Floor WC, Marble and Cast Iron
- *original Feature Fireplaces
- *Two Reception Rooms
- *Kitchen/ Dining and Breakfast Room with utility room
- *Rear Porch
- *Cellar
- *First and second floor Bedrooms and Bathroom, Wet Room
- *Storage Room

Title Number - MS107078

Local Authority - Sefton

Council tax - Band B

Estimated Annual Council Tax Cost - £1,819

Tenure - Leasehold 999 Years

Conservation Area - Derby Park

Flood Risk
Rivers & Seas: Very Low
Surface Water: High

Satellite / Fibre TV Availability - BT, Sky, Virgin

(Data source from Sprift)

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