



## 4 bed detached house to buy in

East Prescot Road, Liverpool, Merseyside,  
L14 5ND

**£175,000** Starting Bid

 x 4  x 2  x 3

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Close to Local Amenities
- ✓ Scope for Conversions
- ✓ Close to Alder Hey Hospital
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None

## Description

An exciting development opportunity to obtain A large detached plot which is prime for development. Ideally located over the road from alder hey hospital.

We are pleased to bring to auction a spacious, detached, freehold property located on East Prescot Road. This home offers 1744 sq. Ft of living space and is a stones throw away from Alder Hey Hospital. This home is ripe for development and there is plenty of scope to use the space to convert into separate private rooms or to keep as one large house.

The property was originally two premises which now forms one. On inspection, it has two reception rooms, dining room and kitchen. There are four double bedrooms and two bathrooms to the second floor. The property has plenty of space and plenty of scope. Well located for all local amenities and transport links into the City Centre.

Gas central heating throughout. Double glazing.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £175,000

Property Type: Detached House

Parking: Off Street

Year built: 1890

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

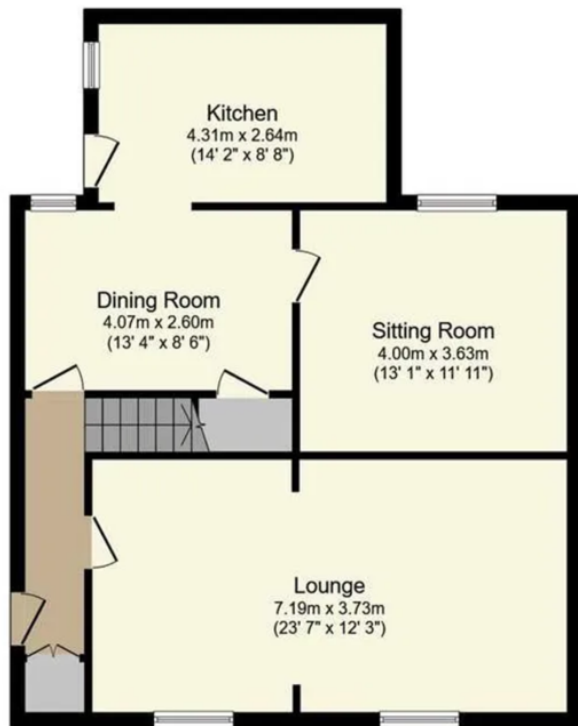
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

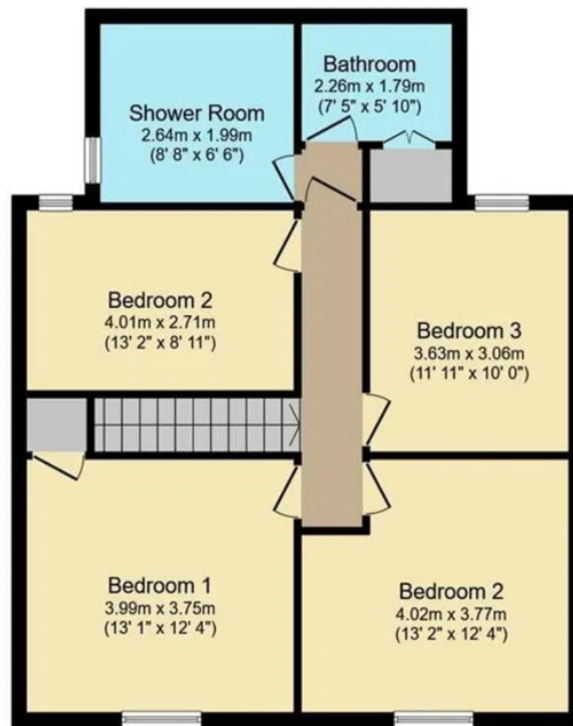
Air conditioning: No

Broadband: None



**Ground Floor**

Floor area 71.7 sq.m. (772 sq.ft.)



**First Floor**

Floor area 90.3 sq.m. (972 sq.ft.)

Total floor area: 162.0 sq.m. (1,744 sq.ft.)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

East Prescot Road, Liverpool, Merseyside, L14 5ND

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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