



DAVID CURRIE & Co.
Real Estate and Asset Consultants

By Order of the LPA Receiver

For Sale



**14 College Road
Crosby
L23 0RW**

- **Former Care Home Residence (18 Bedrooms)**
 - **Suitable for a Variety of Uses (STP)**
 - **Desirable Location**
 - **Freehold**

0151 662 0172

www.davidcurrie.co.uk

Description

Located within the popular area of Crosby, the property offers a fantastic school catchment and easy access to motorways for commuting. In addition to this, the independent shops, bars and restaurants along with Crosby Beach are all within walking distance. Furthermore, directly opposite the property is Victoria Park.

The detached Victorian property was previously a care home which provided 18 bedrooms (3 doubles and 15 singles) and is set out over four floors. This property has incredible potential and plenty of original features. Externally, the property offers off-road parking for a number of vehicles as well as a garden to the rear on a site that extends to +/- 0.22 acres.

Floor Plans

Internally, the property has a floor area of +/- 6,049 sq ft and floor plans are available upon request.

Tenure

Freehold.

Legal

A draft contract and title information, etc is available upon request.

EPC

Available on request.

Offers

The LPA Receivers are inviting offers for the property and any offer should be accompanied by proof of funds.

Offers are invited by 2pm on Friday 16th April 2021.

Further Details & Viewings

Should you require any further information or would like to attend a block viewing please do not hesitate to contact the following details:

Liam Currie (07798 700233)

liam@davidcurrie.co.uk