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# 40 Galloway Road

Liverpool, L22 4QX

4 1 3 D

**£250,000**

Scan for a free valuation on your home






# 40 Galloway Road

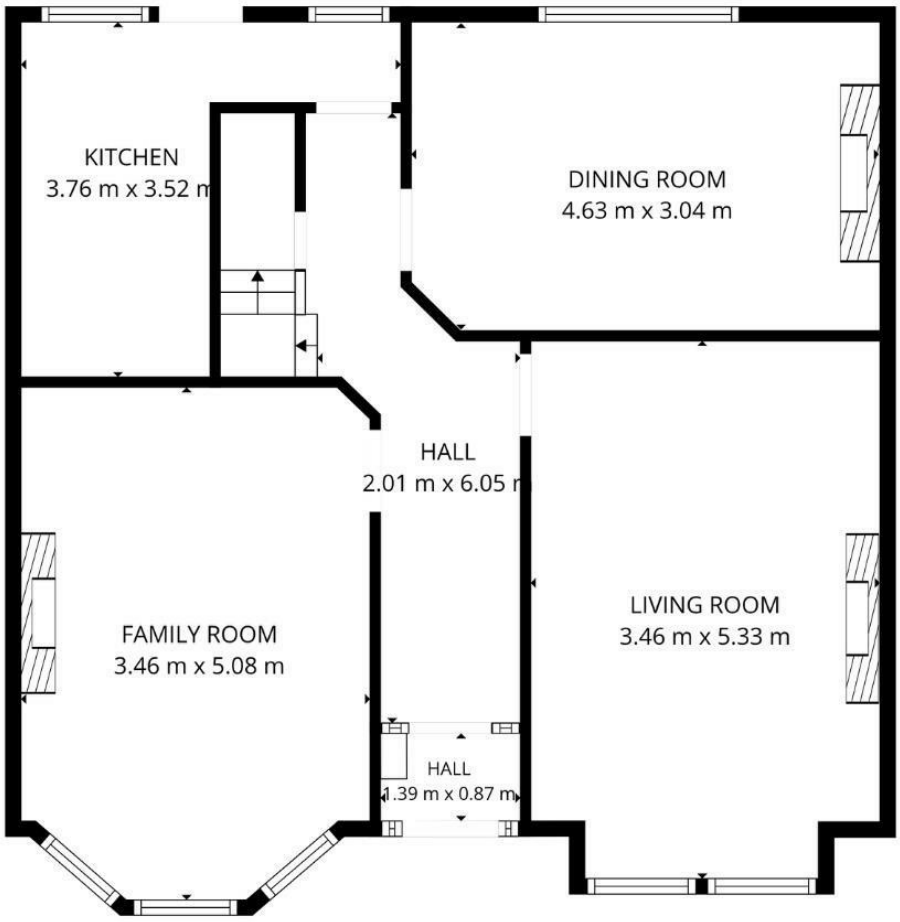
Liverpool, L22 4QX

## £250,000










**TOTAL: 116 m2**
Ground floor: 70 m2, 1st floor: 46 m2
EXCLUDED AREAS: ROOM: 7 m2, BEDROOM: 10 m2, HALL: 8 m2,
WALLS: 11 m2

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

Tel: 01519093003



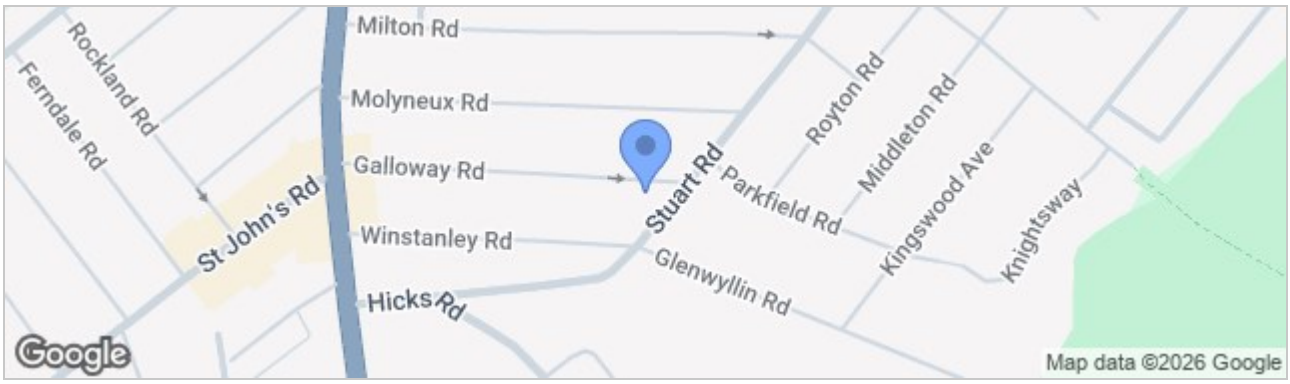








## Road Map




## Hybrid Map




## Terrain Map



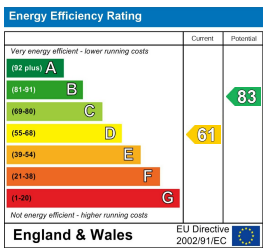

- **NO ONWARD CHAIN**
- **SUBSTANTIAL DUAL-FRONTED PERIOD PROPERTY**
- **FULL MODERNISATION PROJECT WITH HUGE POTENTIAL**
- **LARGE BOARDED LOFT WITH CONVERSION POTENTIAL (STPP)**
- **HIGH CEILINGS AND ORIGINAL PERIOD FEATURES**
- **FLEXIBLE ACCOMMODATION WITH RECONFIGURATION POTENTIAL**
- **CLOSE TO CROSBY BEACH, MARINA AND AMENITIES**
- **SUPERB TRANSPORT LINKS FOR COMMUTERS**
- **HTTPS://WWW.RIGHTMOVE.CO.UK/STAMP-DUTY-CALCULATOR**

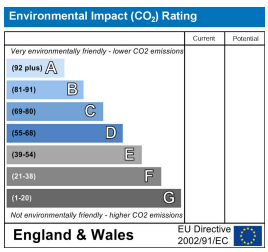
## Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph




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