




## 36 Oxford Road, Liverpool, L20 9HW


£199,950

An opportunity to acquire a delightful 3 storey semi-detached property conveniently located in a prime catchment area for local schools, local shopping and transport links. This well-proportioned accommodation which benefits from central heating and double glazing comprises of entrance hall, w.c., two reception rooms, dining room and kitchen to the ground floor. To the first floor there are four bedrooms and a shower room. To the second floor there are four bedrooms and a shower room. Good use can be made of the sizeable basement area which is currently split into four rooms and used as a workshop, storage and utility room. There are good sized gardens to the rear laid out with lawn, patio area, to the front there is a paved driveway providing off road parking. This property would be suited for conversion to apartments or utilised as an HMO subject to necessary planning consents



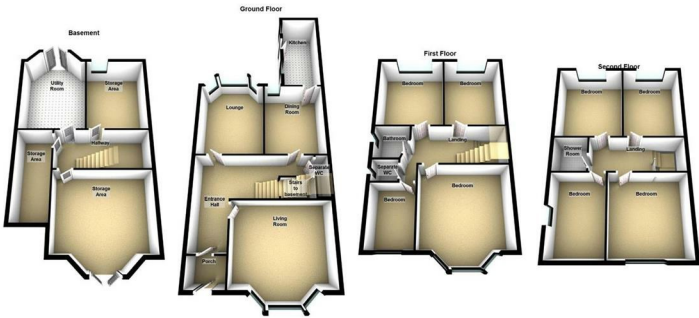


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
England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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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The plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using the latest plans.



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