

LOT  
24

## Garage to the east of 4 Church Mount, Liverpool L7 1PD

GUIDE PRICE **£35,000–£40,000\***

DEVELOPMENT OPPORTUNITIES

### Description

A former garage which would be suitable for various uses/potential development/conversion subject to the required consents. There is a section of land to the side (outlined and tinted in blue, which is fully enclosed and only accessible from the door in the east wall of the garage) which a potential purchaser could apply for adverse possession however interested parties are to make their own further enquiries in regards to this.

### Situated

Off Marmaduke Street, which in turn is off Edge Lane in a popular and well established residential location close to local amenities, universities and approximately 2.5 miles from Liverpool city centre.

### Former Garage

Not inspected.

### Note

Please note Sutton Kersh have not internally inspected the property and purchasers should rely on their own enquiries.

