



### Description

A redevelopment opportunity comprising a pair of interconnecting terraced houses which was formerly a doctor's surgery. The property is offered with the benefit of full planning permission for change of use from a doctor's surgery (use class E) to the subdivision of property into two dwellinghouses (use class C3) and to erect a first-floor extension to the rear and reinstatement of window to front elevation. The planning has been granted subject to a 106 legal agreement relating to the planting of a tree. Once converted the properties would be suitable for re-sale or occupation. Alternatively, the property could be converted to provide a HMO investment opportunity subject to obtaining the necessary consents. The property is back to bare brick ready for conversion works to commence. Planning Ref: 24F/0643

### Situated

Off Derby Lane and on the corner of Etruscan Road in a very popular location close to Queens Drive, local amenities and Old Swan shopping facilities, schooling and approximately 4 miles from Liverpool city centre.

### Proposed Accommodation 4 Corinthian Avenue Ground Floor

Hall, Through Lounge/Dining room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Yard to Rear

### Proposed Accommodation 2 Corinthian Avenue Ground Floor

Hall, Lounge, Dining room, Kitchen, Utility room, WC.



### First Floor

Four Bedrooms (one with en-suite shower room), Bathroom/WC.

### Outside

Yard to Rear and Garage

### Outside

Yard to the Rear

### EPC Rating

F

### Council Tax Band

A