

LOT  
**20**

35 Greenes Road, Whiston, Prescot, Merseyside L35 3RE

GUIDE PRICE **£125,000+**\*

DEVELOPMENT OPPORTUNITIES

### Description

A four bedroomed end town house benefiting from gardens to the front and rear. The property is in need of refurbishment and comes with the benefit of planning permission to convert into two x two bedroomed houses. Planning Reference Number: 24/00671/FUL

### Situated

Off Dragon Lane in a popular and well established residential location close to local amenities and transport links including the motorway network. Liverpool city centre is approximately 9.5 miles away.

### Ground Floor

Three Reception Rooms,  
Kitchen/Diner (no fittings),  
Garage

### Council Tax Band

C

### Tenure

Freehold

### First Floor

Four Bedrooms, Bathroom/WC  
(no fittings), Shower Room (no  
fittings)

### Outside

Gardens to the front and rear.

### EPC Rating

E

