

LOT  
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42 Breckfield Road North, Liverpool L5 4NH

\*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

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- **Mixed use property with planning permission to provide three self contained flats.**

**Description** A three storey middle terraced property which is in a shell state of repair and in need of a full renovation scheme. The property was previously arranged as a ground floor retail unit together with accommodation above however benefits from planning permission to convert the existing dwelling in to three self-contained flats. Planning reference 17F/2910.

**Situated** Fronting Breckfield Road North which is off Breck Road close to local amenities and approximately 2 miles from Liverpool city centre.

**EPC Rating** G

**Note** There are drawings available which are for the conversion of the property into two one-bedroomed flats and one studio flat.