



- A 3 bedroomed detached property. central heating. partial double glazing.

Description A fantastic opportunity to acquire a freehold vacant 3 bedroomed detached character cottage style property in a conservation area. The property benefits from central heating and partial double glazing, private side entrance access and parking, side and rear garden with views of Sudley Park. Following refurbishment and modernisation the property would be suitable for occupation or resale.

Situated Fronting North Sudley Road in a sought after location within easy reach of Allerton Road amenities, shopping, schooling, Liverpool John Moores University, good transport links and approximately 5 miles from Liverpool City Centre.

Ground Floor Hall, Porch Entrance, Wetroom/WC, L Shaped Kitchen, 2 Reception Rooms, Sun Room

First Floor 3 Bedrooms, WC

Outside Rear & Side Gardens, Uthouse.

Note The property is located in the Mossley Hill Conservation area and any external alterations to the property, including any works to trees will require relevant planning consents. Prospective purchasers should make their own enquiries with Liverpool City Council Planning Team on 0151 233 3021. Further information is available on liverpool.gov.uk/planning-and-building-control The purchaser will be responsible for payment of the council's costs in addition to



Not to scale. For identification purposes only

the purchase price, at 3% of the price subject to a minimum fee of £1,500

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