

LOT  
**110**

7 Molineux Avenue, Liverpool L14 3LT

GUIDE PRICE **£160,000+**\*

VACANT COMMERCIAL

### Description

A vacant double fronted semi detached property converted to provide a Nursery. The property benefits from gardens, a secure entry system, central heating and partial double glazing. The property has planning permission to convert from commercial to a residential dwelling house. Alternatively it also has the potential for conversion to provide two self-contained flats, which has been approved in the past. Planning Ref Number: 23PR/0756

### Situated

Off Thomas Lane in a very popular and well established residential location within close proximity to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Two Front Rooms,  
Kitchenette, Utility Room, WC,  
Kitchen

### EPC Rating

E

### Tenure

Freehold

### First Floor

Three Rooms, Children's WC,  
Separate WC

### Outside

Gardens, Garage/Storage

