



- **A substantial detached property currently providing 10 self contained apartments. Full planning permission for seven luxury apartments and two four-bed new builds. Benefiting from central heating, double glazing, large front garden, sunhouse and off road parking.**

Description A substantial detached property currently providing 10 self-contained apartments benefiting from central heating, double glazing, large front garden, sunhouse and off road parking. The property benefits from full planning permission to convert the property to provide seven luxury apartments and the construction of two four-bedroom new build properties within the curtilage. Planning ref 13F/2607.

Situated Off Queens Drive in the heart of this established and leafy south Liverpool suburb. The property occupies a prominent position on this attractive tree lined lane which offers a selection of period properties of quality construction and design. Allerton Road and Calderstones Park are only a short distance away.

Basement

Various Rooms

Ground Floor Main entrance hallway, Laundry Room. Sunhouse. **Apt 1** Lounge/Bedroom, Kitchen, Bathroom/WC **Apt 2** Lounge, Kitchen, Bedroom, Bathroom/WC **Apt 3** Lounge/Bedroom, Kitchen, Bathroom/WC **Apt 4** Lounge/Bedroom, Kitchen, Bathroom/WC **Apt 5** Lounge/Bedroom, Kitchen, Bathroom/WC

First Floor Apt 6 Lounge/Bedroom, Kitchen, Bathroom/WC **Apt 7** Lounge, Kitchen, Bedroom, Bathroom/WC **Apt 8** Lounge, Kitchen, Bedroom, Bathroom/WC **Apt 9** Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor Apt 10 Lounge, Kitchen, Bedroom, Bathroom/WC **Apt 11** Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Large front garden and off road parking.

